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April 2, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Agenda No. 11
09/25/18

**Re: PROJECT NO. R2015-00408-(5)
VESTING TENTATIVE TRACT MAP NO. 073336-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

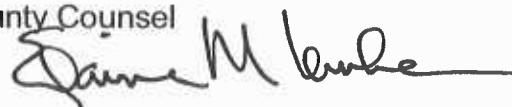
Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced subdivision to create 386 total lots with 2,295 attached and detached dwelling units that includes 315 affordable units (95 reserved for seniors) various commercial lots, park and open space lots and numerous infrastructure lots, including a fire station lot, on 720 acres in the unincorporated community of Castaic in the Castaic Canyon Zoned District, as part of the Northlake Specific Plan. Enclosed are findings and conditions for your consideration. The project also includes a large lot parcel map and conditional use permit, findings and conditions for which are submitted under separate cover.

Very truly yours,

MARY C. WICKHAM
County Counsel

By


ELAINE M. LEMKE
Assistant County Counsel

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:ll
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Celia A. Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2015-00408-(5)
VESTING TENTATIVE TRACT MAP NO. 073336-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on September 25, 2018, in the matter of Project No. 2015-00408-(5), consisting of Vesting Tentative Tract Map No. 073336-(5) ("Vesting Tract Map"), Vesting Tentative Parcel Map No. 073335-(5) ("Vesting Parcel Map"), and Conditional Use Permit No. 2015-00019-(5) ("CUP"), collectively, the "Project." The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on February 21, 2018 and April 18, 2018.
2. Northlake Associates LLC ("Applicant") requests the Vesting Tract Map to create 386 total lots with 2,295 dwelling units. These consist of: 288 single-family lots (288 detached dwelling units), 17 multi-family lots (1,341 attached condominium dwelling units), six senior multi-family lots (345 attached condominium dwelling units), three affordable multi-family lots (174 attached affordable rental dwelling units), one mixed use commercial lot (46 attached rental dwelling units with 31,200 square feet of commercial), one live-work commercial lot (six live-work units with 7,500 square feet commercial), one senior affordable multi-family lot (95 attached affordable condominium dwelling units), one highway commercial lot, 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot on 720 acres, which will implement Phase 1 of the Northlake Specific Plan ("Specific Plan"), approved in 1992.
3. The Project is located north of Lake Hughes Road and Ridge Route Road, east of Interstate 5 Freeway ("I-5"), and west of Castaic Lake and Lagoon in the unincorporated community of Castaic ("Project Site") in the Castaic Canyon Zoned District. The Project Site is located within the Specific Plan designation of the 2012 Santa Clarita Valley Areawide Plan ("Area Plan") Land Use Policy Map.
4. The CUP is a related request to authorize the Specific Plan site plan review, affordable set-aside housing, affordable-senior set-aside housing, mixed-use and live-work development, on-site and off-site grading in excess of 100,000 cubic yards of cut/fill material, walls and fences exceeding six feet in height, and the construction of two water tanks with associated grading and infrastructure.
5. The Vesting Parcel Map is a related request to subdivide the Specific Plan site into 21 large-lot parcels (40 acres or more) on 1,307 acres for lease, conveyance, and financing purposes only. Phase 2 of the Specific Plan development is located in the area covered by the Vesting Parcel Map. Phase 2 would include single-family homes, parks, trail, open space, and school uses. Future development of Phase 2, which will required a project-specific conditional use permit, was analyzed in the environmental document for this Project.

6. The Project will take access from Ridge Route Road.
7. The Project site is zoned SP (Specific Plan) as of February 9, 1993 (Ordinance No. 93-0014).
8. Surrounding zoning within a 500-foot radius includes:
 - North: A-2-2 (Heavy Agricultural – Two-Acre Minimum Lot Size), and OS (Open Space);
 - South: M-1 (Light Manufacturing), C-3 (General Commercial), R-1 (Single-Family Residence), and OS;
 - East: M-2 (Heavy Manufacturing), A-2-2, and OS; and
 - West: M-1, A-2-1 (Heavy Agricultural – One-Acre Minimum Lot Size), A-2-2, and OS.
9. Surrounding land uses within a 500-foot radius include:
 - North: Vacant land and single-family residence;
 - South: Vacant land, school, commercial, and light industry;
 - East: Vacant land and public utility; and
 - West: Vacant land, I-5, single-family residence, public utility, and light industry.
10. The zoning and case history for the property are as follows:
 - A. Specific Plan No. 87172-(5), the Northlake Specific Plan Project, filed in 1987, was approved and adopted in 1992. Adopted with the Specific Plan were Sub-Plan Amendment No. 87172-(5), Zone Change No. 87172-(5), and CUP 87172-(5).
 - B. Development Agreement No. 87172-(5), associated with the Northlake Specific Plan Project, filed in 1987, approved in 1992 and effective in 1993, had a 20-year term and expired unused in 2003.
 - C. Specific Plan Amendment No. 98047, Development Agreement Amendment No. 98047, Vesting Tentative Tract Map No. 51852, and CUP Nos. 98047 and 2004-00015 were subsequently filed in 1998 (2004 for the second CUP) to implement the adopted Specific Plan. These five entitlements were presented to the Commission at a public hearing in 2007 but never approved. The entitlements were withdrawn or otherwise superseded by the current Project application.
11. The Exhibit "A"/Exhibit Map dated September 13, 2017 depicts a total of 386 lots and 1,686 attached condominium dwelling units, along with the associated access, grading, drainage, infrastructure, and other open space, recreational, highway and mixed-use commercial, and public facility uses. As a result of changes in the Project during the public hearing process, a revised Exhibit "A"/Exhibit Map will depict a total of 386 lots and 2,295 dwelling units.

12. The conditions of the Los Angeles County Subdivision Committee, consisting of the County Departments of Public Works, Fire, Parks and Recreation, and Public Health for the Vesting Tract Map are included and attached to the conditions of approval for this Vesting Tract Map.
13. Prior to the Commission's public hearing on the Project, the Department of Regional Planning ("Regional Planning"), on behalf of the County as lead agency, pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), prepared an Initial Study for the proposed Project in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff ("Staff") determined that a Supplemental Environmental Impact Report ("SEIR") was the appropriate environmental document for the Project. The SEIR concluded that the Project will have significant and unavoidable impacts on the environment for noise, air quality, and traffic after all project design features and feasible mitigation measures have been implemented. Two SEIR errata were subsequently prepared to address changes to the Project made during the public review process.
14. The feasible mitigation measures necessary to ensure the Project will lessen the effects on the environment, to the extent possible, are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project. In light of the unmitigated impacts, a Statement of Overriding Considerations is required to approve the Project. Accordingly, a Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") were prepared for the Project, pursuant to CEQA. The Board incorporates herein, in full, the Findings and SOC.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 ("Zoning Code") of the Los Angeles County Code ("County Code"), the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, and departmental website posting. Additionally, Project case materials were made available at the Castaic Library (27971 Sloan Canyon Road, Castaic), Stevenson Ranch Library (25950 The Old Road, Stevenson Ranch), and the San Fernando Library (217 North Maclay Avenue, San Fernando).
16. Prior to the public hearings for the Project by the Board and the Commission, a Hearing Examiner hearing regarding the SEIR was held on May 24, 2017 at the Northlake Hills Elementary School. Approximately 35 people attended this hearing to allow for community feedback on the SEIR. At the hearing, 16 people testified, 10 in favor of the Project, five opposed or identified concerns with the Project, and one person did not indicate a preference. Major concerns raised by the public at the May 24, 2017 Hearing Examiner hearing included: increased crime associated with the new housing, negative impacts to air quality, lack of adequate water supply, excessive traffic, increased fire hazard, and overdevelopment. Major benefits of the Project identified by other public

speakers included: additional housing that would support existing local businesses, additional trails and sports/recreation facilities, added school enrollment/capacity, consistency with the 2012 Area Plan and 2035 Countywide General Plan adopted in 2015, reduction in density/housing units from the originally proposed project in 1992, and monetary contribution for local traffic infrastructure improvements.

17. During the February 21, 2018 duly-noticed Commission hearing, the Commission heard presentations from Staff and the Applicant, as well as public testimony. During public testimony, nine people spoke in favor of the Project, citing reasons, such as: the addition of needed housing, environmentally-conscious design, recreational amenities (such as parks, trails, and bike paths), local traffic construction improvements, ridgeline preservation (in cooperation with the Town Council), reduction in overall number of dwellings from the originally proposed project, improved water conservation measures, addition of electric vehicle chargers within the Project and surrounding community, and general benefit to the local community's economy. In addition, four people spoke in opposition or otherwise had concerns with the Project, citing reasons such as: the Project's inclusion of detached condominiums, an asserted need to revise and recirculate the SEIR, insufficient traffic impact analysis due to the Newhall development, too many adverse impacts to on-site habitat, and destruction of wildlife linkages.
18. After completion of public testimony at its February 21, 2018 hearing session, the Commission discussed the Project and continued the hearing to April 18, 2018, instructing the Applicant to report back to the Commission on the following issues or requested actions: (a) consultation with local transit agencies to improve off-site jobs/employment connections; (b) addition of an affordable housing component into the Project; (c) comparison of the community benefits that were in the now-expired 1993 Development Agreement with current Project benefits; (d) re-addressing school noise impacts; (e) explaining the process and ownership of open space dedication; (f) review of wildlife movement and connectivity issues; and (g) re-addressing the traffic study and mitigation measures for traffic impacts.
19. On April 5, 2018, Staff submitted a supplemental memo to the Commission that included an update on the Project and provided additional documents to the Commission. Included in the documents was the Applicant's summary of new features added to the Project since the February 21, 2018 Commission hearing session. Those changes included: the addition of 315 units of affordable rental housing for very low, low, and moderate income households, with 95 of these 315 affordable units reserved for senior citizens; a new mixed-use "village" area designation containing 46 affordable mixed-use units and six market-rate live-work units; enhancement of the Project's wildlife connections and crossings that resulted from a meeting with the Santa Monica Mountains Conservancy; augmentation and expansion of the proposed developer-provided transit "tram" service to off-site/regional destinations that resulted from a meeting with Santa Clarita City/Transit; and, additional noise mitigation measures for the existing elementary school. The Applicant's summary also clarified ownership and

maintenance of the Project open space, compared the public benefits of the expired 1993 development agreement with the current Project benefits, and clarified traffic improvements and impacts with respect to Newhall Ranch. The Commission was also provided an SEIR Errata describing potential impacts of these added Project features, revised CEQA Findings and SOC, and MMRP, revised draft Findings and Conditions of Approval, and a revised Design Guidebook.

20. At the continued April 18, 2018 Commission public hearing, Staff and the Applicant gave presentations, and additional testimony was heard from five people. Three people testified in opposition to the Project, indicating concerns about lack of open space, lack of alternatives analyzed in the SEIR, impacts to on-site creek lands and Castaic Lagoon, impacts to on-site habitat, fire safety, light pollution, visual impact, water quality impact, climate change impacts, and an asserted need for SEIR revision/recirculation. The Applicant provided testimony to rebut those concerns. Two people testified in support of the Project, one person identifying economic benefits of the Project to the local community, and asserting that there was general support for the Project by the local community; and one person indicated support for the Project but requested that the Project provide additional traffic signals and soundproofing for existing homes.
21. During the April 18, 2018 public hearing session, after hearing all presentations and testimony, the Commission discussed the Project. The Commission:
(a) noted that, while sufficient overall open space and recreation amenities were provided, the Project generally has a limited amount of undisturbed open space (approximately 300 acres, or 23 percent of the Project site); (b) communicated concerns about "blue-line stream destruction," too many dwelling units near a freeway, and, in general, the need for more urban alternatives that place housing closer to existing "mass transit"; (c) expressed appreciation for the new affordable housing component (315 units) added to the Project; (d) asked that the Applicant consider, in the future, how the Project can help the County address its challenge to provide emergency shelter for the homeless, to which the Applicant responded that it was trying to address the "root causes" of homelessness by providing more affordable housing and connection to employment opportunities; (e) asked how traffic improvements will be funded and open space permanently preserved, to which the Applicant responded that "B&T" (bridge and thoroughfare) fees will fund the improvements, and the future homeowners association to be established will ensure that the open space is permanently preserved; and lastly, (f) stated that, given all the above, the Project "met all current criteria," addressed the importance of sustaining a regional (Santa Clarita area) jobs-housing balance, proposed housing consistent with market preferences, and that the current proposal is "quite superior to" the original 1992 Specific Plan. After closing the public hearing on April 18, 2018, the Commission approved the Project and certified the FSEIR on a three-to-one vote with one Commissioner absent.

22. The Commission's approval of the Project was timely appealed to the Board by the Santa Monica Mountains Conservancy ("Conservancy"), Golden State Environmental Justice Alliance ("Alliance") and The Center for Biological Diversity ("CBD"), collectively "Appellants." In its written appeal, the Conservancy contended that the Final SEIR ("FSEIR") was inadequate, there were inadequate public benefits, that the County was providing land for the Project, resulting in a gift of public funds, and there were impacts to surrounding parkland. The Alliance's appeal raised issues with the FSEIR regarding the project description, analyses related to air quality, biological resources, fire hazards and greenhouse gas emissions, and also asserted issues related to relocation of a pipeline, a need to recirculate the SEIR and to re-analyze impacts from increased density, noise, and light and downstream impacts on a blue line stream. CBD's appeal alleged that the FSEIR failed to adequately analyze or mitigate the Project's impacts on special status species, air quality, and water quality, and failed to consider and adopt feasible alternatives to minimize Project impacts.
23. The Board held its duly-noticed public hearing challenging the appeal of the Commission's approval of the Project on September 25, 2018. At the Board's public hearing, Regional Planning staff outlined the Project, indicated it had reviewed the appeals, and the Applicant's responses thereto, concluded that the FSEIR sufficiently addressed the concerns, and recommended that the Board uphold the Commission's decision to approve the Project and to deny the appeals.
24. Two Applicant representatives testified at the Board, explaining changes made from the initially proposed Project and through the Commission process, and outlined certain benefits of the Project. Representatives of each of the Appellants testified. The Alliance representative referenced additional written material submitted the morning of the hearing, challenged a peer review of a part of the Applicant's analyses, and objected to the time allowed to testify. CBD reiterated issues raised in its letters and written appeal, focusing on habitat destruction, traffic impacts, and wildfire dangers. They also asserted that the FSEIR failed to consider a Project alternative that it believed appropriate and that the mitigation measures were insufficient. The Conservancy argued that needed housing did not justify habitat-destroying sprawl, contended the County was improperly donating land for the Project, and supported Alternative 1 identified in the SEIR, which is a much smaller project.
25. In addition to the Appellants and Applicant representatives, eight others testified at the Board hearing, all in support of the Project. Testifiers included current and former members and officers of the Castaic Area Town Council, each of whom acknowledged the Applicant's efforts to work with the community, a representative of the Tatavian Band of Mission Indians ("Tatavian Tribe"), and residents from the area. The Tatavian Tribe representative noted his Tribe's historical and lineage ties to the area and stated that the Applicant had worked closely with the Tatavian Tribe to reduce or eliminate ground disturbances on

locations that hold tribal cultural resources. Other testifiers stated that the Project would provide needed housing, which would in turn help local businesses and bring in new needed businesses, such as a supermarket or drug store. Local residents testifying also lauded the inclusion of more than 160 acres of parks and open space areas, including sports fields, bike paths and additional trails, financial contributions to highway improvements, and use of low-impact development standards.

26. After completion of public testimony, the Board closed its public hearing. The Board then indicated its intent to: (a) adopt the FSEIR, finding that the Project will have significant and unavoidable effects on the environment even after all Project design features and feasible mitigation measures have been implemented; (b) adopt the Findings and SOC; and (c) deny the appeals and uphold the findings of the Commission. The Board further instructed County Counsel to prepare, for the Board's consideration, final findings and conditions and any other necessary documents to affirm the Commission's approval of the Project.
27. This Vesting Tract Map was submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code (Subdivision Ordinance).
28. The Board finds that the proposed use will be consistent with the adopted General Plan and Area Plan for the area. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal, and environmental resources when the Project was determined to be consistent with the General Plan.
29. The Board finds that additional Project features and measures (such as affordable housing set-asides for very low, low, and moderate income households, senior-affordable housing, mixed-use and live-work development, enhanced wildlife linkages, enhanced community transit systems, and noise impact reduction) provided by the Applicant as a result of the public hearing process are public benefits and are consistent with the Specific Plan, as well as consistent with the goals, objectives, and policies of the General Plan and Area Plan, and adopts these features and measures as conditions of approval for the Project.
30. The Board finds that the addition of the aforementioned public benefits shall require a change in the Project from 1,974 dwelling units to 2,295 dwelling units, but that such change shall not cause the overall Northlake development "unit cap" of 3,150 dwelling units to be exceeded as analyzed in the subject SEIR, and adopts this change as a condition of approval for the Project.
31. The Board finds that the proposed 2,295 dwelling units with the associated uses and infrastructure are consistent with the General Plan's policies to protect the

character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation.

32. The Board finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan, Area Plan, and the adopted Northlake Specific Plan. The proposed land use designation of the Project Site as Northlake Specific Plan indicates the Project Site is suitable for residential developments.
33. The Board finds that the proposed residential, mixed-use commercial, open space, and recreational and public facility uses will be consistent with the neighborhood's residential character, and the creation of 2,295 new dwelling units with the associated uses and infrastructure are compatible with the existing land uses in the area, as well as the existing neighborhood character and consistent with the adopted Northlake Specific Plan.
34. The Area Plan designates the Project site as Specific Plan. As such, the Board finds that the proposed Project is consistent with the Specific Plan land use designation and specifically the adopted Northlake Specific Plan and finds that the Project is consistent with the development standards of the Northlake Specific Plan zone.
35. The Board finds that compatibility with the surrounding land uses will be ensured through the CUP.
36. The Board finds that the Project Site is physically suitable for the type of development being proposed, because the Project Site has adequate building sites to be developed, in accordance with the County grading ordinance, and has access to a County-maintained street, and will be subject to the requirements of the County Department of Public Works.
37. The Board finds that the proposed single-family units, condominium units, and other buildings and uses are required to be connected to a public sewer and public water system.
38. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems, because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
39. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area and impacts to the stream on site are mitigated to a less than significant impact.
40. The Board finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

41. The Board finds that, consistent with Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision provides reasonable public access to the stream in Grasshopper Canyon through a park, which contains a multi-use trail, and that the Project contains no other public waterway, river, lake, or reservoir.
42. The Board finds that the division and development of the property, in the manner set forth on the Vesting Tract Map, will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this Vesting Tract Map, because the design and development, as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
43. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in the Specific Plan, as is otherwise required in the Zoning Code, or as is otherwise required to integrate said use with the uses in the surrounding area.
44. The Board finds that the requested use on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
45. The Board finds that the Applicant is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the California Fish and Game Code.
46. The Board finds that the MMRP, prepared in conjunction with the FSEIR and Findings and SOC, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project to the extent possible. The MMRP is attached to, and incorporated into, the Vesting Tract Map conditions, attached hereto, and with which the Applicant must comply.
47. After consideration of the FSEIR, Findings and SOC, and MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, that the substantial benefits of the Project outweigh the remaining significant environmental impacts of the Project related to noise, air quality, and traffic. The Board further finds that the FSEIR and Findings and SOC reflect the independent judgment and analysis of the Board.
48. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The

custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed subdivision with the attached conditions will be consistent with the adopted General and Area Plans.
- B. The proposed subdivision at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Code, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities, as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the FSEIR and Findings and SOC for the Project were completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the FSEIR and Findings and SOC and that the FSEIR and Findings and SOC reflect the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; adopts the FSEIR and Findings and SOC; and
- 2. Approves Vesting Tentative Tract Map No. 073336-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. R2015-00408-(5)
VESTING TENTATIVE TRACT MAP NO. 073336-(5)**

1. This grant for Vesting Tentative Tract Map No. 073336-(5) ("Vesting Tract Map") authorizes the development of 2,295 attached and detached dwelling units, which includes: 288 single-family lots (288 detached dwelling units), 17 multi-family lots (1,341 attached condominium dwelling units), six senior multi-family lots (345 attached condominium dwelling units), three affordable multi-family lots (174 attached affordable rental dwelling units), one mixed-use commercial lot (46 attached affordable rental dwelling units with 31,200 square feet of commercial), one live-work commercial lot (six live-work units with 7,500 square feet commercial), one senior affordable multi-family lot (95 attached affordable rental dwelling units), one highway commercial lot, 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot on 720 acres, with all necessary grading, utilities, and infrastructure, subject to the following conditions of approval.
2. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property, if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 10 and 14. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date of decision by the County Board of Supervisors ("Board"), as provided in subsection C of Section 22.60.260 of the Los Angeles County Code ("County Code").
5. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37, or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall

not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider, according to Section 2.170.010 of the County Code.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void, and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
9. This grant shall expire unless used within two years after the recordation of a final map for this Vesting Tract Map. A time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that the Vesting Tract Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Tract Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030 of the County Code. Questions regarding fee payment can be directed to the County Librarian at

(562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.

11. Within five working days from the date of final approval, the subdivider shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements, in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code (currently \$3,346 for an Environmental Impact Report, which includes the \$75 County processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
12. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference, as if set forth fully herein.
13. Within 30 days of the date of final approval of this grant by the County, the subdivider shall record a covenant/agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the final Supplemental Environmental Impact Report ("FSEIR") for this Project, in the Recorder's Office. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. The subdivider shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized, pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development, pursuant to this grant, must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development, pursuant to this grant, shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
18. All development, pursuant to this grant, shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A"/Exhibit Map or a revised Exhibit "A"/Amended Exhibit Map approved by the Director of Regional Planning ("Director").
19. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated September 13, 2017), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
20. The subdivider shall maintain the subject property in a neat and orderly fashion and shall maintain free of litter all areas of the premises over which the subdivider has control.
21. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
22. In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
23. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A"/Exhibit Map dated September 13, 2017 or a Revised Exhibit "A"/Amended Exhibit Map. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, a Revised Exhibit "A"/Exhibit Map shall be submitted to Regional Planning.
24. In the event that subsequent revisions to the approved Exhibit "A"/Exhibit Map are submitted, the subdivider shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A"/Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

VESTING TRACT MAP SPECIFIC CONDITIONS

25. The subdivider shall conform to the requirements of Title 21 of the County Code.
26. The Project shall substantially conform to the adopted Northlake Specific Plan and all revisions and updates to the Specific Plan associated and approved with this grant. The Project and all subsequent development approvals (such as, but not limited to, amended maps and revised exhibit "A"s) shall also substantially conform to the document marked "Northlake Design Guidebook" ("Guidebook") dated April 2018, or the latest version of said document as approved by Regional Planning.
27. The Project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated September 13, 2017, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director. Permission is granted to adjust lot lines to the satisfaction of Regional Planning, except as modified by the Board at its public hearing.
28. The subdivider shall provide at least 50 feet of street frontage for each lot, except for flag lots, open space lots, and public facility lots.
29. The subdivider shall provide at least 40 feet of street frontage at the property line and approximate radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.
30. Permission is granted for the waiver of street frontage on lots fronting private driveways and fire lanes.
31. The subdivider shall not obtain any grading permit for the Project prior to the recordation of the final map, unless otherwise authorized by the Director.
32. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for up to 1,692 residential condominium units (1,341 unrestricted, 315 senior/age-restricted and six designated for live-work), whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will, in turn, provide the necessary access and utility easements for all of the units.
33. Prior to issuance of the first certificate of occupancy for the first unit, the subdivider shall record the Project's condominium plan and obtain assessor's parcel numbers for each condominium unit.
34. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
35. The subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the

approved Exhibit "A" or Exhibit Map dated September 13, 2017 or an Amended Exhibit Map approved by the Director.

36. The subdivider shall post on private driveways: "No Parking-Fire Lane." unless designated parking is otherwise permitted. The subdivider shall submit a draft copy of the Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for approval prior to final map approval and shall provide for continued enforcement of the fire lane requirements in the CC&Rs.
37. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. The tree planting plan shall, to the extent technically possible, effectively provide a continuous shade canopy for pedestrians and bicyclists traveling throughout the Project site, to include sidewalks, bike lanes, trails, public gathering spaces, and transit stops.
38. Prior to obtaining final map approval, the subdivider shall submit a copy of the CC&Rs to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
39. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, all private parks and private recreation areas, private trails and bikeways, private driveways and fire lanes, private walkways, lighting systems along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, walls, and fences, to the satisfaction of the Director.
40. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium Project to use the private driveways and fire lanes for access into and out of the subdivision.
41. Prior to grading or building permits, the subdivider shall contact the local/district office of the California Division of Oil, Gas, and Geothermal Resources for construction-site plan review.
42. Prior to final map approval, the subdivider shall submit a draft copy of reciprocal ingress and egress easements for shared private driveways, wherever applicable, to the Director for review and approval.
43. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures and grading over all open space lots and public facility lots as depicted on the tract map/Exhibit "A" or an amended map/revised Exhibit "A."

44. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
45. The subdivider shall provide, for the permanent preservation, ownership and maintenance of all non-recreational open space lots to the satisfaction of Regional Planning, and shall provide for the ownership and maintenance of all recreational ("park") lots to the satisfaction of Regional Planning. The ownership and maintenance of all private park and recreation lots shall be provided by a homeowners' association or dedicated to a public agency.
46. Prior to building permit issuance, the subdivider shall submit a site plan review/Revised Exhibit "A" to Regional Planning for approval to ensure that development on all highway commercial, mixed-use commercial and live-work commercial lots meet all parking and development requirements.
47. Prior to final map approval, the subdivider provide a copy of the Park Obligation Fees receipt to Regional Planning.
48. The subdivider shall fund and provide solar systems that, at a minimum, will generate electricity equivalent to 3kw solar rooftop panels installed on no less than 50 percent or more of all residences built within the Specific Plan and Project site to the satisfaction of Regional Planning. The subdivider shall also fund and provide that all residences built within the Specific Plan and Project site are "solar equipped" and/or "solar ready" to the satisfaction of Regional Planning.
49. The subdivider shall fund and provide a total of 135 or more electric vehicle ("EV") charging stations within the Project site and in locations within the surrounding Castaic community to the satisfaction of Regional Planning. The specific type, quality, and location of the charging stations shall be approved by Regional Planning in an "EV charging station infrastructure siting concept plan" submitted to Regional Planning by the subdivider prior to the first and subsequent final map approvals to the satisfaction of Regional Planning. In addition, the location and type of stations shall be noted in an "EV charging station infrastructure siting detail plan" and depicted on all applicable site plans/Revised Exhibit "A"s to the satisfaction of Regional Planning.
50. The subdivider shall fund and provide EV chargers in 10 percent or more of all residential dwellings constructed within the Project site, and EV charging capability and wiring in all residential dwellings constructed within the Project site, and shall make home EV chargers available to prospective homebuyers upon request, to the satisfaction of Regional Planning. A note shall be placed on all home plans (site plan/Revised Exhibit "A") that the homes are EV charger installed or wired/equipped.
51. The subdivider shall fund and provide a community shuttle and service for the Northlake Project residents and guests. The shuttle shall serve destinations within the Project site (such as the school, parks, highway commercial and

mixed-use, live-work commercial areas), as well as outside the Project site (such as the Northlake Hills Elementary School, downtown Castaic/shopping center, Sports Complex, and Valencia Commerce Center). The shuttle service shall substantially comply with the transit plans/exhibits depicted on the tentative map/Exhibit Map and in the Guidebook. Prior to final map approval, the subdivider shall submit to Regional Planning a "community shuttle service plan" that describes the precise shuttle routes, stops, stop designs/amenities, destinations, vehicles, and other details to the satisfaction of Regional Planning.

52. The subdivider shall finalize, construct, and initiate the community shuttle service no later than the issuance of the 500th residential Certificate of Occupancy for the Project site. The community shuttle service plan is to be updated or amended every six months, or as needed, to the satisfaction of Regional Planning.
53. The subdivider shall construct a new school within the Project site (i.e., within Phase 1 of Specific Plan, identified in Figure 5A of the Guidebook as "Alternative School Site"), if requested by the local school district. The subdivider shall notify Regional Planning in this event, and shall submit an amended Vesting Map and Exhibit "A"/map for approval prior to final map approval, and shall designate the school site/parcel on the applicable final map, to the satisfaction of Regional Planning.
54. The subdivider shall provide no less than 345 senior (age-restricted) market-rate housing units within the Project site, and shall identify the lots containing such units on the applicable final map, to the satisfaction of Regional Planning.
55. The subdivider shall provide no less than 46 mixed-use rental housing units and no less than 31,200 square feet of associated mixed-use commercial space within the Project site "mixed-use village" area, as presently depicted in the Guidebook, and shall identify the lots containing such units and space on the applicable final map, to the satisfaction of Regional Planning.
56. The subdivider shall provide no less than six live-work condominium housing units and no less than 7,500 square feet of associated live-work commercial space within the Project site "mixed-use village" area as presently depicted in the Guidebook, and shall identify the lots containing such units and space on the applicable final map, to the satisfaction of Regional Planning.
57. The Project mixed-use and live-work units shall comply with permitted uses and standards contained in the County Zoning Ordinance, Chapter 22.52, Parts 18 and 19 respectively, unless otherwise authorized by the Specific Plan or Guidebook.

58. The subdivider shall provide no less than 257 rental apartment units within the Project site "mixed-use village" area, as presently depicted in the Guidebook, and shall identify the lots containing such units on the applicable final map, to the satisfaction of Regional Planning.
59. Prior to final map recordation, the subdivider shall submit an amended tentative tract map and amended Exhibit "A"/Map to Regional Planning for review and approval, depicting the "mixed-use village" area and wildlife crossing/connection areas, as presently shown and described in the Guidebook (or in the case of wildlife movement, as presently shown on the relevant Exhibit described herein), as well as any other minor changes associated with the amended Project.
60. The subdivider shall provide no less than 315 affordable set-aside and deed-restricted rental housing units within the Project site (i.e., Phase 1), which equates to no less than 10 percent of the overall Northlake housing unit count of 3,150 dwellings. No less than 50 percent (or 158) of the 315 units shall be set-aside for low and very low Income households, per State and County affordable housing guidelines, with the remaining balance of 157 affordable units set-aside for moderate income households, per State and County guidelines. Prior to final map recordation, the subdivider shall coordinate with the County Community Development Commission ("CDC") to enter into an agreement for the purpose of monitoring all affordable set-aside units and ensuring that they are deed-restricted in perpetuity, to the satisfaction of the CDC.
61. The subdivider shall provide no less than 95 senior affordable set-aside and deed-restricted rental housing units within the Project site (i.e., Phase 1), which equates to no less than three percent of the overall Northlake housing unit count of 3,150 dwellings. The three percent senior affordable set-aside shall be included within the overall 315-unit count of affordable set-aside rental units within the Northlake development (i.e., 95 affordable units shall be for seniors and 220 affordable units shall be for non-seniors).
62. The subdivider shall ensure that all affordable set-aside units are developed on a 10 percent pro-rata basis with the non-affordable housing units built within the Northlake development, as per the following schedule: Affordable Units 1 through 50 to be constructed before the issuance of the 500th Northlake building permit; Units 51 through 100 before the 1,000th building permit; Units 101 through 150 before the 1,500th building permit; Units 151 through 200 before the 2,000th building permit; Units 201 through 230 before the 2,295th building permit; and Units 231 through 315 before the 3,150th building permit.
63. Upon written request and prior approval by Regional Planning, the subdivider shall be allowed to transfer up to 85 of the 315 total affordable set-aside units to the Phase 2 Northlake development area, with the effect that 85 of the 315 total affordable units within Phase 1 would be converted to market-rate units.

64. Prior to final map recordation, the subdivider shall record a covenant (or covenants) for all income-restricted (affordable set-aside) and income-age-restricted (senior-affordable set-aside) housing units within the Northlake development, which shall describe the income and age level restrictions of the units per State and County guidelines, and shall indicate that such restrictions are to be established in perpetuity, to the satisfaction of the CDC.
65. The subdivider shall ensure that additional and/or enhanced wildlife crossings and connections are provided within/through the Project and Northlake development, as depicted on the Exhibit marked "wildlife connectivity plan." This connectivity plan shall ensure that all Project and development landscaping and lighting located in applicable areas are compatible with the intended movement of wildlife as per the connectivity plan, to the satisfaction of the County Biologist; and shall ensure that sufficient schematic descriptions and depictions of roadway undercrossings, overcrossings, and culverts that are anticipated to facilitate wildlife movement are provided to Regional Planning prior to the approval of any final maps and grading permits for the Project, to the satisfaction of the County Biologist.
66. Prior to final map recordation, to help address noise impacts of the Project, the subdivider shall confer with the Castaic Union School District to seek authorization to construct an approximately three-foot-high "noise wall" along the perimeter of the existing Northlake Hills Elementary School playground area. If the school district should authorize the construction of the wall, the subdivider shall submit a revised Exhibit "A" for the wall to Regional Planning for review and approval and shall construct the wall prior to the issuance of the first residential unit building permit for the Project.

Attachments:

Department of Public Works letter dated October 11, 2017 (Pages 1 - 18)

Fire Department letter dated October 10, 2017 (Pages 1 - 5)

Department of Parks and Recreation letter dated October 19, 2017 (Pages 1 - 11)

Department of Public Health letter dated September 27, 2017 (Pages 1 - 2)

Mitigation Monitoring and Reporting Program

Findings of Fact and Statement of Overriding Considerations

TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017

The following reports consisting of 18 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. If applicable, place standard residential planned development/commercial planned development/residential condominium notes on the final map to the satisfaction of Public Works.
10. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
13. Place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works. The formation of a Landscape Maintenance District must be approved by Public Works. For additional information, please contact Anish Saraiya of Public Works' Road Maintenance Division at (626) 458-3983.
14. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017


15. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
16. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
17. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
18. The first unit of this subdivision shall be filed as Tract No. 73336-01, the second unit, Tract No. 73336-02, and so forth and the last unit, Tract No. 73336.
19. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
20. Depict all line of sight easements on grading and/or landscaping plans.
21. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.
22. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
23. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
24. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073336 (Rev.)

Page 4/4

TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017

25. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Ridge Route Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
26. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW
Prepared by Phoenix Khoury 
tr73336L-rev5
<http://planning.lacounty.gov/case/view/tr073336/>

Phone (626) 458-4921

Date 10-11-2017



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 073336

TENTATIVE MAP DATE: 09/13/2017
EXHIBIT MAP DATE: 09/13/2017

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/27/2017, or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

Prior to Improvement Acceptance for Public Maintenance:

1. A maintenance permit is required from the State Department of Fish and Wildlife, the Army Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

ACR

Review by: _____

Vilong Tuong

Date: 10/10/2017

Phone: (626) 458-4921

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 73336 Tentative Map Dated 9/13/17 (Rev./Exhib.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 19,400,000_yd³ Location Castaic APN _____
Geologist G3SoilWorks Subdivider Northlake Associates, LLC
Soils Engineer G3SoilWorks Engineer/Arch. Sikand

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 5/19/16, 4/18/16, 2/10/16
References: Petra Geosciences: 9/30/15, 4/28/15
Pacific Soils Engineering (for Tract Map 51852): 3/16/06, 11/24/03, 1/31/03, 11/3/00, 7/10/00, 8/11/99, 2/13/98,
7/30/96, 12/1/95, 4/6/95, 6/16/94

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

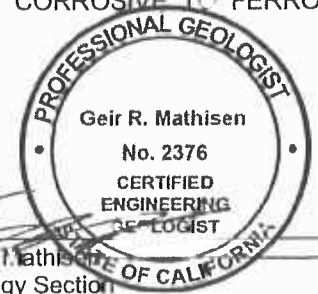
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE GEOTECHNICAL MAPS DEPICT ADDITIONAL GRADING LOCATED EAST OF THE INTERSECTION OF PROPOSED O-STREET AND P-STREET THAT IS NOT SHOWN ON THE TENTATIVE MAP.
- B. OFF-SITE GRADING IS PROPOSED.
- PER THE SOILS ENGINEER:
- C. ON-SITE SOILS ARE SEVERELY DELETERIOUS TO CONCRETE AND EXTREMELY CORROSIVE TO FERROUS METALS. THE USE OF TYPE V CEMENT SHOULD BE ANTICIPATED.
- D. ON-SITE SOILS HAVE HIGH EXPANSION POTENTIAL.

Prepared by



Date 10/3/17

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qo/qmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
4. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
 - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of

TENTATIVE MAP DATED 09-13-2017
EXHIBIT MAP DATED 09-13-2017

California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Nazem Said Date 9/26/2017 Phone (626) 458-4921
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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
4. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
5. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six (6) percent.
6. Provide maximum 6% grade through the knuckles.
7. Provide standard and modified knuckles on streets as shown on the tentative map to the satisfaction of Public Works.
8. Provide standard and modified cul-de-sacs on streets as shown on the tentative map.
9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum three (3) percent grade on all "tee" intersections.

10. The centerline alignment of Ridge Route Road shall conform to the approved Interdepartmental Engineering Committee (IEC) P-273 (PW) to the satisfaction of Public Works.
11. Dedicate variable width right of way on Ridge Route Road, varying from 40 feet from centerline to 45 feet from centerline, to the satisfaction of Public Works.
12. Dedicate variable width right of way on Northlake Boulevard, varying from 32 feet from centerline to 43 feet from centerline, to the satisfaction of Public Works.
13. Dedicate right of way 35 feet from centerline on "A" Street to the satisfaction of Public Works.
14. Dedicate right of way 33 feet from centerline on "S" Street to the satisfaction of Public works.
15. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, "D" Street, "E" Street, "F" Street, "H" Street and, "O" Street to the satisfaction of Public Works.
16. Dedicate right of way 30 feet from centerline on "C" Street, "G" Street, "I" Street, "J" Street, "P" Street, "AA" Street, "DD" Street, "EE" Street, "GG" Street, "HH" Street, "PP" street, and "QQ" Street to the satisfaction of Public Works.
17. Dedicate right of way 29 feet from centerline on "O" Street, "BB" Street, "CC" Street, "FF" Street, "II" Street, "JJ" Street, "KK" Street, "LL" Street, "MM" street, "NN" Street, "OO" Street, "PP" Street, "QQ" Street, "RR" Street, and "SS" Street to the satisfaction of Public Works.
18. The design elements (alignment, curvature, slopes, easement widths) of the Private Drives are not necessarily approved. Conform to the final design criteria (alignment, curvature, slopes, right-of-way widths) of the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
19. Provide a minimum of 25 feet curb return radii at all local street intersections to the satisfaction of Public Works. Minimum of 35 feet radius or larger radius returns shall be provided at all highway intersections and other intersections where larger radii are warranted to provide adequate design features at the discretion of Public Works.
20. Dedicate adequate property line return radii at all intersections to adequately construct a curb ramp to Americans with Disabilities Act (ADA) standards and to

the satisfaction of Public Works. At a minimum, the property line return radii shall be consistent with the necessary curb return radii and parkway widths that are deemed appropriate by Public Works. Additional right of way corner cut offs shall be dedicated at all signalized intersections and other locations where deemed appropriate by Public Works.

21. Secure offsite easements for road and slopes prior to tentative map approval.
22. Reserve easements for ingress/egress purposes over any sidewalks or multi-purpose use trails constructed outside the public right of way to the satisfaction of Public Works.
23. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
24. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight. Slough wall is not required if there is a minimum of 3 feet wide flat area between the right of way and the toe of the slope provided there is appropriate drainage system to minimize the sloughing of the slope.
25. Permission is granted to reduce the centerline curve radius to 250 feet on "AA" Street and "C" street, and 300 feet on "G" Street to the satisfaction of Public Works.
26. Monument signs located on medians (within private drives or driveways to individual lots) shall not impede adequate line of sight to vehicles or pedestrians.
27. Provide adequate curb transitions on streets with variable right of way to the satisfaction of Public Works.
28. All gated entries proposed for any commercial lots shall substantially conform to the typical gate details provided in the "Private Drives and Traffic Calming Design Guidelines Manual" to the satisfaction of Public Works. Provide additional stacking distance if determined to be necessary to the satisfaction of Public Works.

29. All emergency vehicle access gates shall remain closed at all times, except during an emergency.
30. Provide intersection sight distance to the satisfaction of Public Works for a design speed of:
 - (1) 55 mph (585 feet) on Ridge Route Road from North Lake Boulevard, "B" Street and "S" Street, on as depicted on the tentative map.
 - (2) 40 mph (415 feet) on "A" Street from "D" Street and G" Street and driveway to lot 301, on "B" Street from "P" Street and driveway to lot 290, on "E" Street from "H" Street, on "I" Street from "J" Street, on "H" street from driveway to lot 304, on "O" Street from "G" Street, "P" Street, driveway to lot 293 and driveway to lot 296, as depicted on the tentative map.
 - (3) 30 mph (310 feet) on "I" Street from "J" Street as depicted on the tentative map.

Line of sight requirements for corner sight distance are not necessarily restricted to the above intersections. Additional line of sight for all other intersections and driveways shall be required if deemed necessary by the Department of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

31. Provide stopping sight distance as depicted on the tentative map and where applicable along all public streets. Line of sight shall be within right of way or dedicated airspace easements to the satisfaction of Public Works. In areas where the intersection sight distance overlaps with the stopping sight distance, the more stringent of the two shall govern.
32. All line of sight easements shall be depicted on grading and landscaping plans to the satisfaction of Public Works.
33. Comply with the street lighting requirements identified in the attached March 11, 2015 letter from our Traffic and Lighting Division to the satisfaction of Public works.
34. The roadway median layouts (pocket lengths, widths, etc) shown in the plan view of the tentative map are not necessarily approved.
35. Conform to the approved conceptual signing and striping plan (approved on June

- 29, 2016) and submit detailed signing and striping plans (scale 1" = 40') for all multi-lane streets, private drives, and highways in the vicinity of this project and at any other offsite location if required to mitigate any traffic impact (per the attached letter from our Traffic and Lighting Division dated October 3, 2016) to the satisfaction of Public Works.
36. Traffic Signal Plans (scale 1"=20') shall be required at any location where modification to the existing traffic signal has been deemed necessary and at locations where new traffic signals are to be installed (per the attached letter from our Traffic and Lighting Division dated October 3, 2016 to the satisfaction of Public Works.
 37. Provide adequate signal easements at the entrance to any public street from a private drive/ fire lane to the satisfaction of Public Works.
 38. Signing and striping plans, signal plans (where applicable), and cost estimates, are required for any segment of roadway or intersection identified in the approved traffic study as one for which the project is obligated to submit a pro-rata share payment. Should improvements to any segment of roadway or intersection as described above be included in a full mitigation for the Castaic Bridge and Major Thoroughfare (B&T) District, the project shall be exempt from submitting signing and striping, signal plans, and corresponding cost estimates for those improvements and shall only be responsible for paying the appropriate B&T District fees in effect at the time of final map recordation. If required, signing and striping plans, signal plans, and cost estimates may be conceptual in nature and shall be used solely as a tool to obtain a monetary value for the pro-rata share percentages identified in the approved traffic study. Approved cost estimates from Public Works must be obtained and the appropriate payments made prior to final map recordation.
 39. Comply with the mitigation measures identified in the attached October 3, 2016 letter from our Traffic and Lighting Division to the satisfaction of Public Works. If a Bridge and Thoroughfare District is formed, and if signals identified in the study are included as facilities specifically identified for inclusion in that approved District, then the amount and eligibility for a credit against your District obligation may be given if approved by Public Works.
 40. Plant street trees on all public and private streets to the satisfaction of Public Works.
 41. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of Public Works.

TENTATIVE MAP DATED 09-13-2017
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42. Underground all new and existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
43. Establish a Landscape Maintenance District (LMD), subject to the approval of Department of Public Works, Road maintenance Division, for the purpose of maintaining landscaped medians and parkways on all streets and highways to the satisfaction of Public Works. If for any reason, the LMD is not established, or ceases to exist, the maintenance responsibility will revert back to the Home Owners Association.
44. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation.



Prepared by Sam Richards
tr73336r-rev5

Phone (626) 458-4921

Date: 10-11-17

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 03/11/15

TO: Fabrizio Pachano
Subdivision Mapping Section
Land Development Division

Attn: Henry Wong

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

**STREET LIGHTING REQUIREMENTS
TRACT 73336 TG 4279 A3, A4, B4**

☒ Provide streetlights on concrete poles with underground wiring on all streets and highways within and along TR 73336 to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The streetlights shall be Mission Bell and designed as a County-owned and maintained (LS-3) system. **Submit street lighting and electrical plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Provide streetlights on concrete poles with underground wiring along the property frontage on _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:



The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.



Upon CUP approval (CUP only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.



Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of annexations listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.



Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall comply with the off-site mitigation measures as identified in the approved sewer area study (PC 12245AS, dated 03/21/2016) to the satisfaction of Public Works. The existing sewer system is found to have insufficient capacity, upgrade of the existing sewerage system is required to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Off-site improvements are required.
4. All sewer pump stations shall be constructed to the satisfaction of Public Works.
5. Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.
6. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system (including any approved booster pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of the Department of Regional Planning and Public Works prior to filing any map for recordation.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water-related infrastructures constructed for this land division to the satisfaction of Public Works.

Prior to obtaining the building permit from the Building and Safety Office:

4. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.
6. Install a separate water irrigation systems for recycled water use per landscape plans.
7. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
8. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73336

MAP DATE: September 13, 2017

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
5. A copy of the Water Improvement Plans, clearly depicting the required public fire hydrant locations, shall be submitted to the Fire Department for review and approval prior to Final Map clearance.
6. Provide written verification the required public fire hydrants have been installed and tested or bonded for in lieu of installation prior to Final Map clearance.
7. Prior to Final Map clearance, a copy of the Road Improvement plans shall be submitted to the Fire Department for review and approval of the proposed center medians on Ridge Route Road and Northlake Boulevard confirming they will not impact the fire apparatus access.

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PROJECT: TR 73336

MAP DATE: September 13, 2017

**CONDITIONS OF APPROVAL
EXHIBIT MAP/BUILDING PERMIT**

1. Water and access requirements for this development shall comply with the approved Tentative Map. The Exhibit Maps as part of the subdivision process are subject to change and shall be in compliance with Title 32 (County of Los Angeles Fire Code).
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. Due to the proximity of the existing overhead High Voltage Electric Power Transmission Lines to the south of the property, all proposed buildings shall be in compliance with the Fire Department's Regulation 27. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
4. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
5. The fire lane for the single family lots or detached condominium lots shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
6. The fire lanes for any other lot such as multi-family residential, senior housing, commercial/industrial, or recreational/park shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.

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PROJECT: TR 73336

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7. The commercial and high density residential buildings being served by a 26 feet wide fire lane will have a height restriction not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
8. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
9. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
10. The gradient of a fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
11. All proposed vehicular and pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

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PROJECT: TR 73336

MAP DATE: September 13, 2017

12. Install **166** public fire hydrants as noted on the Tentative Map filed in our office. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
13. The required fire flow from **19** of the public fire hydrants in the single family dwellings area for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. This fire flow may change during the Fire Department review of the architectural plans or the revised Exhibit A process prior to building permit issuance.
14. The other **147** required public fire hydrants within this development shall provide a fire flow of **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced during the Fire Department review of the architectural plans or the revised Exhibit A prior to building permit issuance.
15. Fire hydrant locations and other water system requirements within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural plans or revised Exhibit A prior to building permit issuance.
16. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
17. Parallel parking shall be restricted 30 feet adjacent to any public or private fire hydrant located on the public or private street, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
18. An approved automatic fire sprinkler system is required for all proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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PROJECT: TR 73336

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19. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
20. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

October 19, 2017

Mr. Jodie Sackett
Senior Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Sackett:

**VESTING TENTATIVE TRACT MAP 073336 (NORTHLAKE)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED SEPTEMBER 27, 2017
SUBDIVISION COMMITTEE MEETING ON OCTOBER 19, 2017**

This letter details the Department of Parks and Recreation (Department)'s park and trail conditions of map approval for the above map

PARK CONDITIONS

The proposed project is a residential subdivision located within the Northlake Specific Plan area. As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 17.51 net acres (maximum slope 3 percent). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 319 (16.3 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. The Subdivider is responsible for the total development costs of the public park. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Subdivider shall convey to the County a developed, 16.3 net-acre Public Park ("the Public Park"), shown on Lot 319 within the Vesting Tract Map No. 73336.
2. The Public Park shall contain the following improvements which are shown in the park schematic design approved on August 8, 2016: ADA compliant parking lot; restroom/office building; multi-use grass areas including two (2) softball fields with seating; one (1) full basketball court, drinking fountains; a 10-ft wide ADA compliant walking path; park benches; two (2) group picnic areas; five (5) individual picnic areas; Children's Play Areas to accommodate ages 2-5 and ages

5-11; maintenance yard; trash enclosure; landscaping, lighting, irrigation and park signage.

3. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).
4. Prior to the Department clearing the first final (unit) map containing housing, enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the public park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to <http://file.lacounty.gov/bos/supdocs/64684.pdf>.
5. Prior to the Department clearing the first final (unit) map containing housing, and for the public park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

6. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100 percent), fifty percent (50 percent), seventy five percent (75 percent), ninety percent (90 percent), and one hundred percent (100 percent) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.
7. Subdivider shall obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the public park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
8. Subdivider shall designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park site and the park improvements for inspection purposes and at a minimum initiate and

coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

9. Subdivider shall provide the Department with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the public park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
10. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
11. Subdivider shall convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes.

Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the public park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

12. Any major change proposed by the Subdivider to the public park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL CONDITIONS

The Department has completed the trail review of Vesting Tentative Tract Map No. 073336 - Northlake. The proposed Castaic Lake Trail alignments, as shown on subject map page eleven (11) of sixteen (16) are approved.

The Department is requiring the Subdivider to dedicate twenty foot (20') wide trail easements and construct variable-width seven to ten foot (7'-10') wide multi-use (hiking, mountain biking, and equestrian) trails, to the satisfaction of the Department.

Department trail conditions of map approval, prior to final map are as follows:

1. Subdivider shall dedicate twenty foot (20') wide multi-use easements for the "Castaic Lake Trail" alignments and construct variable-width seven to ten foot (7'-10') wide natural surface trails within APN 3244-015-018 and APN 3244-014-021, as shown on subject map page eleven (11) of sixteen (16).
2. The required trail easements shall be recorded via separate instrument, prior to final map recordation. Upon request, the Department will provide a trail easement recordation template.
3. Full public access shall be provided in perpetuity for the multi-use trail.
4. Easement dedications must be outside the public road right-of-way.
5. Subdivider shall include the Department in the transmittal of the project grading plan to Regional Planning.
 - a. Submit project grading plans, including trail grading information to the Department for review and approval. The trail grading information shall

conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:

- i. Cross slope gradients on natural soil not to exceed four percent (4 percent) and longitudinal (running) slope gradients not to exceed twelve percent (12 percent) for more than fifty feet (50').
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Appropriate drainage culverts, as appropriate.
6. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to the Department on a monthly basis.
 - b. Stake the centerline of the trail and then schedule a site meeting with Department Trails Section Planner for trail alignment inspection and approval.
7. Construction of trail:
 - a. **Trail:** Construct the Natural Trail 1 variable-width seven to ten foot (7'-10') wide trail within the twenty foot (20') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at <http://trails.lacounty.gov>. Out-slope of trail tread at 2 percent to 4 percent with trail running grade up to 8 percent for <100' or 12 percent for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the Department. See Section 4: "Trail Designs Trail Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner.
8. Notify the Department within five (5) business days of trail construction completion for the "Final Trail Inspection". The Final Inspection is required to obtain Department approval and ensure the trail is in compliance with the trail construction guidelines within the Trails Manual. Any portions of the constructed trail not approved, shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact the Department to schedule another site inspection.

9. Prior to the Department's final acceptance of the constructed, "Castaic Lake Trail" alignments, the Subdivider shall:
 - a. Submit electronic copy on CD (AutoCAD) of the as-built trail grading/construction drawings to the Department Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will then issue an acceptance letter only after receiving a written request for final trail approval, including a single copy of the as-built trail drawings.
 - c. **Note:** The Department is responsible to install appropriate trail signage and maintain the trail tread and easement area after final trail construction and easement recordation acceptance.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (213) 351-5120 or by email at lquach@parks.lacounty.gov. For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by email at rettleman@parks.lacounty.gov.

Sincerely,



Kathline J. King
Chief of Planning

KK:LQ:RE:ner

Enclosures

- c: Northlake Associates, LLC (J. Arvin)
Sikand Engineering (R. Gaur)
CEO Real Estate Division (R. Hernandez)
Parks and Recreation (J. Gargan, J. McCarthy, C. Lau, L. Quach, R. Ettleman)

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE - PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

When proposing a public park, please submit the following items to the Department of Parks and Recreation (Department) for the Department's clearance for the public hearing stage. Include an electronic file (PDF) for each submittal:

☐ **PARK SITE GRADING PLAN** - Provide a small scale (1" = 40') drawing that shows park lot boundary lines and the proposed limits of grading to achieve the level (net acreage: maximum slope 3%) pad upon which the park will be developed. Note the net acreage, the park's lot number, and identify land use adjacent to the park lot. Include a vicinity map insert showing the park in context to the subdivision and the subdivision's surrounding area. This submittal will be used by the Department when developing the Facility Program that will be given to the Subdivider to base the park's schematic design on.

☐ **PARK SCHEMATIC DESIGN** -Schematic design at scale 1" = 40' for proposed park(s) showing proposed improvements, their relationships, and space requirements. Submit this plan on sheets 24" x 36" In size or larger and include the following information:

- Gross Acreage Notation;
- Net Acreage (maximum slope 3%) Notation and limits of grading line for net acreage;
- Park Site(s) Lot Number(s)
- Park Lot Boundary Lines;
- Layout of Park Improvements;
- Owner and Consultant/Designer Information and Drawing Date;
- Pertinent topographical features;
- Hazard Zone Information (flood plains, seismic set back zones etc.);
- Easements(s) or Rights-of-Way Lines (including conservation easements) - existing and proposed;
- Trails and Staging Area(s);
- Names of Adjacent Streets;
- Graphic Scale (1" = 40');
- North Arrow; and
- Legend of Improvements and Symbols;
- Parking Space Calculation Table showing: 1) total number of parking spaces required by Section 22.52.1175 of the Los Angeles County Code; 2) total number of parking spaces provided; and 3) number of handicapped accessible spaces.

The Park Schematic Design must be reviewed and approved by the Department's Design Review Committee (DRC).

☐ **PARK EXHIBIT MAP** (include as sheet to the Tentative Map/C.U.P Exhibit A): This is the DRC-approved Schematic Design converted into a line-preferably CAD-drawing.

☐ **PHASING MAP, EXHIBIT & TABLE** (Include as a sheet to the Tentative Map) - Map must show each phase and related unit map numbers. Include a table which shows for each unit map, the number of residential units in column form for each of the following categories:

- Single-family detached;
- Multi-family dwelling units, less than 5 units per building;

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE - PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

- Multi-family dwelling units, 5 or more units per building;
- Total number of residential units in each column category; and
- Cumulative total for all units combined (phase-to-phase running total amount of units), and projected recordation dates of each unit map.

☐ **SCHEMATIC DESIGN LEVEL COST ESTIMATE** - Provide schematic design level cost estimate to design and build the proposed park(s).

☐ **PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)** - Submit one (1) hardcopy of the ESA and a CD-ROM containing the report. The ESA must:

- Be prepared for each proposed public park site by a State of California Registered Professional Geologist or Registered Civil Engineer;
- Meet all current Environmental Protection Agency (EPA) requirements;
- Meet ASTM E1527-05 or current standards; and
- Be less than one year old.

Submit copies of all existing Phase I, Phase II ESAs, and Phase 111 Site Remediation Reports for each park site and/or for the proposed land subdivision.

☐ **GEOTECHNICAL REPORT** - The Department will request Public Works' Geotechnical and Engineering Division to review the geotechnical report that the applicant submits to Public Works to determine the geotechnical stability of each proposed park site.

☐ **PRELIMINARY TITLE REPORT** - Submit a preliminary title report on the park site(s) and copies of all existing easements affecting the park site.

☐ **COPIES OF ALL EASEMENT DOCUMENTS AFFECTING PARK SITE(S)** - Submit copies of all recorded easements or other encumbrances affecting the proposed park site(s) with a notation on the Park Exhibit Map stating Subdivider's intent to coordinate the quit claim of particular easements with the Chief Executive Office's Real Estate Division.

☐ **LETTER FROM SCHOOL DISTRICT** (if applicable) - Submit a letter from the school district serving the proposed subdivision that certifies that the school sited adjacent to the proposed public park can meet its recreational requirement without using land dedicated for park purposes.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 73336
Park Planning Area # 35B

DRP Map Date: 09/13/2017
CSD: CASTAIC, CASTAIC AREA CSD

SCM Date: 10/19/2017

Report Date: 10/05/2017

Map Type: Tentative Map - Tract

Total Units **1,974** = Proposed Units **1,974** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	17.51
IN-LIEU FEES:	\$3,564,915

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The dedication of 16.3 acres for public park.
Conditions of approval attached to report.

Trails:

See also attached Trail Report

Comments:

288 single-family units; 803 multi-family <5 units; and 883 multi-family >=5 units.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (213) 351-5117 or Loretta Quach at (213) 351-5121
Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020-1975.

By: _____

Kathline J. King

Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **73336**
Park Planning Area # **35B**

DRP Map Date: **09/13/2017**
CSD: **CASTAIC, CASTAIC AREA CSD**

SCM Date: **10/19/2017**

Report Date: **10/05/2017**
Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{people} \times (0.0030) \text{Ratio} \times (U) \text{nits} = (X) \text{acres obligation}$$

$$(X) \text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **1,974** = Proposed Units **1,974** + Exempt Units **0**

Park Planning Area = **35B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.44	0.0030	288	2.97
M.F. < 5 Units	3.12	0.0030	803	7.52
M.F. >= 5 Units	2.65	0.0030	883	7.02
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			1,974	17.51

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	17.51	\$203,614	\$3,564,915

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
319	public park	16.30	100.00%	16.30
Total Provided Acre Credit:				16.30

Acre Obligation	Private and Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
17.51	16.30	1.21	\$203,614	\$3,564,915



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

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9/27/17

Tentative Tract Map No. 073336

Tentative Tract Map date: 9/13/17

Vicinity: Castaic Canyon

The Department of Public Health-Environmental Health Division has reviewed **Tentative Tract Map 073336 dated 9/13/17** based on the use of public water (Newhall County Water District) and public sewer for wastewater disposal, as proposed. The Department recommends approval of the Tentative Tract Map with the following provision:

The Department's Drinking Water Program has reviewed the Northlake Specific Plan Water Supply Assessment (WSA) presented by Sikand Engineering for Newhall County Water District (NCWD). This WSA by Sikand Engineering is presented in lieu of a Will-Serve Letter at this phase of the Tentative Tract Map process. SB 610 & 210 require a 20-year WSA by the NCWD as a long-term outlook to reasonably forecast its ability to deliver water from its sources which are State Water Project water, local groundwater and recycled water to its customers. The report concludes that projected supplies available during the next twenty years will meet the demand associated with the project.

The Drinking Water Program recommends approval at this phase as the WSA assures the potential future water supply.

Ultimately as the WSA does not guarantee water delivery to the project, the Drinking Water Program or its equivalent will require at the appropriate phase prior to Final Map Approval the following condition:

- A written contract, proof of entitlement, or will serve letter from the NCWD that notes the projects final buildout phase water demand in acre-feet in addition to the amount of water that the NCWD will guarantee in acre-feet for the Northlake project.

For questions regarding the Department's conditions for the assurance of potable water supply, please contact the **Drinking Water Program** at 626 430-5420.

Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

Prepared by:

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NORTHLAKE SPECIFIC PLAN SEIR MITIGATION MONITORING AND REPORTING PLAN

Mitigation Measures				Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Air Quality (Section 5.1 of the Draft SEIR)						
Mitigation Measures						
MM 5.1-1	Prior to implementing project approval, applicants shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. (SCVAP MM 3.3-1)			Prior to implementing project approval	Applicant	County of Los Angeles Department of Regional Planning
MM 5.1-2	<p>Prior to grading permit issuance, applicants shall develop a Construction Dust Emission Management Plan to minimize construction-related dust and particulate emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD's Rule 403. If potentially significant impacts are identified after the implementation of the SCAQMD recommended Best Available Control Measures, the Construction Emission Management Plan shall include the following additional elements: (SCVAP MM 3.3-2 dust measures)</p> <ul style="list-style-type: none"> • Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency. • Active sites shall be watered at least three times daily during dry weather. • Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies. • Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour). • Suspend the use of all construction equipment during first-stage smog alerts. • Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). • Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas. • Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles. • Planting of vegetative ground cover in disturbed areas as soon as possible and where feasible. • Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily. • Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. • Pave or apply gravel on roads used to access the construction sites when possible. 			Prior to grading permit issuance	Applicant and Future Developers	County of Los Angeles Department of Regional Planning: SCAQMD

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Designate personnel to monitor dust control measures to ensure effectiveness in minimizing fugitive dust emissions. An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. 			
<p>MM 5.1-3 Prior to grading permit issuance, applicants shall develop a Construction Equipment Exhaust Emission Management Plan to minimize construction-related exhaust emissions. The Construction Equipment Exhaust Emission Management Plan shall require the following elements: (SCVAP MM 3.3-2 exhaust emission measures)</p> <ul style="list-style-type: none"> Scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 10:00 AM and 3:00 PM, and between 7:00 PM and 6:00 AM provided that a noise disturbance is not generated across a residential or commercial property line). Use of diesel-powered construction equipment shall use ultra-low sulfur diesel fuel. Use electric welders to avoid emissions from gas or diesel welders when such equipment is commercially available. Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment when such equipment is commercially available. Use on-site electricity or alternative fuels rather than diesel-powered or gasoline powered generators when such equipment is commercially available. Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations. Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum. Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use. Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA, and are commercially available and can feasibly be retrofitted onto construction equipment. The project applicant shall require all on-site construction equipment to meet US EPA Tier 4 or higher emissions standards according to the following: <ul style="list-style-type: none"> April 2010 through December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no 	<p>Prior to grading permit issuance</p>	<p>Applicant and Future Developers</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <ul style="list-style-type: none"> January 1, 2012 through December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentation, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations. Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions. 			
MM 5.1-4 The Project Applicant or Construction Manager shall ensure that, during all grading activities, construction grading shall be discontinued on days forecasted for first-stage alerts.	During all grading activities	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-5 Prior to implementing Project approval, applicants shall be required to conduct an LST analysis (SCVAP MM 3.3-3).	Prior to implementing project approval	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-6 The Project Applicant or Construction Manager shall ensure that, during mass grading activities, mass grading shall not occur within 1,600 feet of the Northlake Hills Elementary School when school is in session to the maximum extent feasible.	Prior to issuance of grading permits for areas within 1,600 feet of the Northlake Hills Elementary School	Construction Contractor, Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.1-7	Prior to final building inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified on plot plans and may not be pooled in one location (SCVAP MM 3.3-6).	Prior to final building inspection	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-8	New residential developments shall allow only natural gas-fired hearths and shall prohibit the installation of wood-burning hearths and wood-burning stoves (SCVAP MM 3.3-7).	Prior to issuance of each residential building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-9	A commuter computer program shall be developed for the NorthLake residents in an attempt to reduce commuter vehicle trips generated by the proposed projects. (1992 SP EIR MM 4.5-9)	Prior to issuance of the first residential occupancy permit	Applicant	County of Los Angeles Department of Regional Planning
MM 5.1-10	<p>Prior to the issuance of each non-residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits.</p> <ul style="list-style-type: none"> For buildings that are greater than 100,000 square feet of building space or with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CALGreen) Code. Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CALGreen Code. The Project shall install 135 electric vehicle (EV) chargers¹ at non-residential parking spaces within the Project limits and/or the greater Castaic area. 	Prior to the issuance of each non-residential building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-11	<p>Prior to the issuance of each residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits</p> <ul style="list-style-type: none"> Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles. Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen Code, or, provide required long-term and short-term bicycle parking for buildings as specified in Section 22.52.1225 of the County Zoning Ordinance, whichever is more stringent. 100 percent of residences shall be pre-wired for an EV charging station and at least 10 percent of residences shall have an EV charging station. 	Prior to the issuance of each residential building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Assumed to be Level 2 chargers that can provide enough electricity to provide a 25 mile driving range per hour spent charging.

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.1-12	<p>Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the parking facility. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits.</p> <ul style="list-style-type: none"> • The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles. • The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code. • For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code. <p>Once constructed, the Applicant shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the County within one month following the issuance of each occupancy permit.</p> <ul style="list-style-type: none"> • Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law). • Post both bus and Metrolink schedules in conspicuous areas. • Configure the employee work schedules around the local bus schedule and provide said schedules as evidence of compliance to Regional Planning upon request. 	Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces	Construction Contractor, Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-13	<p>Once constructed, the Applicant shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the County within one month following the issuance of each occupancy permit.</p> <ul style="list-style-type: none"> • Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law). • Post both bus and Metrolink schedules in conspicuous areas. • Configure the employee work schedules around the local bus schedule and provide said schedules as evidence of compliance to Regional Planning upon request. 	Within one month following the issuance of each occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-14	<p>Prior to the issue of occupancy permits for each industrial building, the Permit Applicant/Developer shall demonstrate that ambient air quality concentrations of criteria pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following:</p> <ul style="list-style-type: none"> • Nitrogen dioxide (NO₂) – 0.10 parts per million (ppm), 1 hour average; 0.03 ppm, annual arithmetic mean • Inhalable particulate matter (PM₁₀) – 2.5 micrograms per cubic meter (µg/m³), 24-hour average; 1.0 µg/m³-annual average • Fine particulate matter (PM_{2.5}) – 2.5 µg/m³, 24-hour average <p>The Permit Applicant/Developer shall also demonstrate through preparation of a subsequent health risk assessment that the incremental health risks from toxic air pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following:</p> <ul style="list-style-type: none"> • Maximum incremental cancer risk – 10 in 1 million • Cancer burden – 0.5 excess cancer cases in areas where the cancer risk exceeds 1 in 1 million • Chronic hazard index – 1.0 • Acute hazard index – 1.0 	Prior to the issuance of occupancy permits for each industrial building	Applicant and Future Developers	County of Los Angeles Department of Regional Planning and Department of Public Health

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.1-15	No playgrounds, ball fields, or other facilities that encourage active recreation shall be built west of the Southern California Edison (SCE) easement.	Prior to tract map approval	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-16	Prior to the commencement of brush cleaning, grading, or other activity that would generate fugitive dust, the Property Owner/Developer shall employ a Dust-Control Supervisor who will be on the site within 30 minutes of the start of work taking place each morning; will have the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all South Coast Air Quality Management District (SCAQMD) Rule 403 requirements; and will have completed the SCAQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class.	Prior to brush cleaning activities, issuance of grading permits, or other construction activities	Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.1-17	To aid in the prevention of Valley Fever among construction crews on the Project site, the following measures shall be implemented by the Construction Contractor during all construction activities: <ul style="list-style-type: none"> Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune. Require crews to use NIOSH-approved respiratory protection with particulate filters to restrict inhalation of particulates during Project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations. Where acceptable to the County of Los Angeles Fire Department, control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering. During rough grading and construction, the access way into the Project site from adjoining paved roadways shall be paved or treated with environmentally safe dust-control agents. 	Prior to issuance of grading permits and through duration of construction activities	Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.1-18	Prior to sale, lease, or rental of any residential structure or portion thereof on the NorthLake Project site, the Property Owner/Developer shall provide to each prospective purchaser or tenant a notice and statement of acknowledgment that shall be executed (i.e., read and signed) by the prospective purchaser, lessee, or tenant that the property within NorthLake may present a temporary risk of exposure to Valley Fever spores during construction or other earth-moving activities. The form shall include strategies to reduce potential exposure to Valley Fever spores. The form and method of distribution of said notice and statement of acknowledgment shall be as approved by the County of Los Angeles Department of Regional Planning.	Prior to sale, lease, or rental of any residential structure or portion thereof on the NorthLake Project site	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-19	Prior to the issuance of each grading and building permit, the applicant/developer shall require in contract specifications that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.	Prior to the issuance of each grading and building permit	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-20	Prior to the issue of the first occupancy permit for commercial or industrial facilities, the master developer shall establish the NorthLake Community Transportation Program to establish and coordinate the following programs that would reduce single-vehicle commuting and the associated criteria pollutant and GHG emissions:	Prior to the issue of the first occupancy permit for commercial or	Project Applicant and Master Developer	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Ride share program – The program will establish a system for coordinating ride sharing among employees of on-site commercial and industrial businesses. The program will also work with employers to support vanpools. Commuter bus program – The program will coordinate with Santa Clara Valley Transit to (1) extend the existing bus routes into the Northlake Project area and (2) determine employee demand for express commuter buses to the Project Site and establish commuter bus service in response to demand. 		Industrial facilities		
Biological Resources (Section 4.2 of the Draft SEIR)				
Mitigation Measures				
MM 5.2-1	If special-status species may potentially be subject to direct loss through implementation of construction activities, mitigation measures proposed as part of biological site survey reports shall include a requirement for preconstruction special-status species surveys, followed by measures to ensure avoidance, relocation or safe escape of special-status species from construction activity, whichever action is the most appropriate. If special status species are found to be brooding, denning, nesting, etc. on site during the preconstruction survey, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume. (SCVAP 2012 EIR MM 3.7-2)	Prior to issuance of grading permits	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning
MM 5.2-2	Impacts on sensitive habitats resulting from implementation of the Area Plan shall be compensated for through the acquisition of lands described in Policies CO 10.1.3, CO 10.1.11 and CO 10.1.12. Said acquisition shall prioritize habitat types that are particularly at risk in the region. At risk habitats include but are not limited to waterways, wetlands and vernal pools; alluvial scrub; native grasslands; savannas, woodlands and forests; holly-leaf cherry and Great basin sagebrush associations; and rocklands. (SCVAP 2012 EIR MM 3.7-2)	Prior to issuance of grading permit(s) and during construction	Project Applicant, Future Developers, and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.2-3	Removal of riparian habitat will require coordination with the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Mitigation for riparian habitat lost may include one or a combination of the following measures: 1) project alteration to avoid impacting the onsite riparian habitat; 2) the onsite creation of at least an equal amount of equal quality habitat; 3) enhancement of poor quality onsite habitat, usually greater than 1:1 ratio (habitat lost to habitat enhanced); and 4) creation of offsite habitat where none currently exists. Final mitigation requirements shall be determined through consultation with the appropriate agencies. (1992 SP EIR MM 4.7-5)	Prior to issuance of grading permit(s) and during construction	Project Applicant, Future Developers, and Construction Contractor	County of Los Angeles Department of Regional Planning and California Department of Fish and Wildlife and U.S. Army Corps of Engineers
MM 5.2-4	Mitigation for the club-haired manzanita lily and the slender manzanita lily shall consist of transplantation of lilies to a mitigation site and establishment of a self-sustaining population. Seeds will be collected from all lilies that are located within the impact boundaries and bulbs will be subsequently excavated and stored for later transplantation to a suitable mitigation site(s). The Biological Monitor shall prepare a Mitigation Plan for review and approval by LACDRP and shall oversee its implementation. Development of the Mitigation Plan shall consist of the following activities:	Prior to vegetation clearing and/or grading activities; monitoring shall be conducted for five years or	Project Applicant, Future Developers, Construction Contractor	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> A pre-grading survey shall be conducted during the peak flowering period (approximately March through June) by the Biological Monitor. The Biological Monitor shall clearly identify each lily location within the impact area with a pin flag for later collection. The pre-grade survey shall also document the approximate coverage of native and non-native plants at each lily population to be impacted. The existing lily locations shall be monitored every two weeks by Biological Monitor or a qualified Seed Collector to determine when the seeds are ready for collection. The Seed Collector shall collect seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities. Individual lily bulbs shall be excavated and collected following the seed collection and once the bulbs have entered their winter dormancy period (approximately September 1). The bulbs shall be stored by a qualified nursery or institution with appropriate storage facilities and all non-target bulbiferous species shall be discarded. A mitigation site, shall be located in dedicated open space in the study area or at an off-site mitigation site. The mitigation site shall have similar soils, associated native species, and topographical features to the impact areas. If any lily species occur in the mitigation site, no pesticides or herbicides shall be used. Approximately 60 percent of the seeds and bulbs collected shall be spread and/or placed in the fall following soil preparation. Forty percent of the seed and bulbs shall be kept in storage for subsequent seeding, if necessary. Approximately 60 percent of the seeds and bulbs collected shall be spread and/or placed in the fall following soil preparation. Forty percent of the seed and bulbs shall be kept in storage for subsequent seeding, if necessary. A detailed Maintenance and Monitoring Plan shall be developed by the Biological Monitor. The plan shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements. Performance criteria shall be developed in the Maintenance and Monitoring Plan and approved by the LACDRP Biologist. The performance criteria shall address (1) native and non-native plant coverage requirements (mitigation site conditions should be consistent with lily populations in the impact area) and (2) percentage of lilies that bloom each year (e.g., 70 percent of transplanted bulbs bloom during the first year after transplantation, 60 percent the second year, 50 percent the third year, 40 percent the fourth year, and 30 percent the fifth year). The monitoring shall be conducted for five years, or until the mitigation site reaches its performance standards. If the performance standards are not being met during the first year, remediation measures shall be implemented prior to seeding with the remaining 40 percent of seed and bulbs. Remedial measures may include the following actions based on the recommendations of the Biological Monitor: soils testing, control of invasive species, placement of mulch, application of native seed, and/or protection from herbivores. Additional mitigation measures may be suggested as determined appropriate by the Biological Monitor, including identification of a new mitigation site(s) if it is determined that the initial mitigation site(s) are incompatible with lily establishment. Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures. 	<p>until the mitigation site reaches its performance standards</p>	<p>and Qualified Biologist</p>	

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>MM 5.2-5 The Project Applicant shall prepare and implement a Special Status Plant Species Restoration Plan covering the round-leaved filaree, paniculate tarplant, and southwestern spiny rush that shall specify, at a minimum, the following: (1) procedures for the collection and temporary storage of seed (all available seed from every impacted occurrence shall be collected); (2) planting procedures, including soil preparation and irrigation; (3) a schedule and action plan to maintain and monitor restored and/or created populations; (4) methods to control plant densities (of competing plants) to promote the establishment of round-leaved filaree, paniculate tarplant, and southwestern spiny rush; and (5) a list of County-approved success criteria (e.g., germination rates, growth, plant cover) to compare to the density of existing populations. The Project Applicant shall develop the Special Status Plant Species Restoration Plan and the County shall approve it prior to any vegetation clearing or grading on the site. Adoption of this plan shall be used as the performance standard. An overview of the plan objectives is provided in the Biological Resource Mitigation Program to be submitted and approved by the County prior to issuance of grading permits.</p> <p>Prior to the commencement of vegetation clearing and/or grading activities, the Project Applicant shall contract a qualified firm to harvest round-leaved filaree, paniculate tarplant, and southwestern spiny rush seeds from the impacted populations on the Project site. In addition, seeds of Peirson's morning glory shall also be collected. The seed shall be collected in the manner and time described in the Special Status Plant Species Restoration Plan. The harvested seed of round-leaved filaree, paniculate tarplant, and southwestern spiny rush shall be used for the creation and/or enhancement of these species' populations that will be preserved in open space areas on the Project site, or off-site preserved areas if open space areas on the Project site are not suitable. The harvested seeds of Peirson's morning glory will be included in the seed mixes for the restoration of Foothill needlegrass grasslands described in Mitigation Measures 1 and 2.</p> <p>Round-leaved filaree, paniculate tarplant, and southwestern spiny rush shall be planted in appropriate areas on the site within preserved open space (if feasible), or at designated off-site preserve locations that are suitable at a 1:1 ratio to compensate for the loss of individuals impacted by the Project.</p> <p>Due to the fact that round-leaved filaree has not been detected since 2001 (these species were not re-located during subsequent focused plant surveys), the occurrence location will be checked prior to construction during the appropriate blooming period to determine if this species still occurs on the site. If it is not found, the population will be assumed extirpated; no impacts to them would then be expected and no mitigation for this species would be required.</p>	<p>Prior to vegetation clearing and/or grading activities</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning</p>
<p>MM 5.2-6 The loss of sage scrub habitat within the impact area is considered a significant impact. Sage scrub habitat shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). The ratio shall be no less than 2:1 for habitat restoration or preservation. Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the Project Applicant and the LACDRP. Sage scrub habitat restoration/enhancement implementation shall begin not less than one year prior to project impacts to this habitat type. The Project Applicant shall develop a Habitat Mitigation and Monitoring Program (HMMP) and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). Habitat restoration/enhancement will consist of seeding and/or installing container plants of suitable sage scrub species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), Peirson's morning-glory will be incorporated into the restoration/enhancement planting and/or seeding palettes. The Project Applicant shall implement the HMMP as</p>	<p>Prior to issuance of grading permits, and HMMP implementation shall begin no more than one year following project impacts to this habitat type</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:</p>			
<p>a. Responsibilities and Qualifications. The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures and/or State or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency.</p>			
<p>b. Performance Criteria. Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., coastal California gnatcatcher), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off.</p>			
<p>c. Site Selection. The mitigation sites shall be determined in coordination with the Project Applicant and the LACDRP. The site(s) shall be located in dedicated open space areas, and shall be contiguous with other natural open space areas.</p>			
<p>d. Native Plant and Seed Materials Procurement. At least three years prior to mitigation implementation of the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. All container plants shall be propagated from seed of local origin as defined above. No plant or seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.</p>			
<p>e. Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., coastal California gnatcatcher]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these management tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).</p>			
<p>f. Site Preparation and Plant Materials Installation. Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) application of salvaged native plant materials (i.e., duff) as available, and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—</p>			

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>including specification of approved herbicides; (i) planting of container species; and (j) seed mix application.</p> <p>g. Schedule. An implementation schedule shall be developed that includes planting and seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).</p> <p>h. Maintenance Program. The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plants (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria.</p> <p>i. Monitoring Program. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (e.g., randomly placed point-intercept transects); (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the LACDRP.</p> <p>j. Long-term preservation. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.</p>			
<p>MM 5.2-7 The loss of California annual grassland/wildflower fields within the impact area is considered to be a significant impact. California annual grassland/wildflower fields shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The ratio shall be no less than 2:1 for habitat restoration or preservation. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the project applicant and the LACDRP. The mitigation ratio shall also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows) or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). California annual grassland/wildflower fields habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented</p>	<p>Prior to issuance of grading permits, HMMP implementation shall begin no more than one year following project impacts to this habitat type</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for burrowing owl. Habitat restoration/enhancement shall consist of seeding of suitable California annual grassland/wildflower fields plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Peirson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:</p> <ul style="list-style-type: none"> • The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency. • Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The performance criteria shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Peirson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off. • The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas, and shall be contiguous with other natural open space areas; (2) configured to provide maximum habitat values for burrowing owl and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible, soil types and microhabitat conditions suitable for the special status plant species listed above. • At least two years prior to mitigation plant and seed installation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations. • The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., burrowing owl]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owl, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the 			

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).</p> <ul style="list-style-type: none"> Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; and (g) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below). The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foothill needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program. 			
MM 5.2-8 The loss of foothill needlegrass grassland within the impact area is considered to be a significant impact. Foothill needlegrass grassland shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The ratio shall be no less than 2:1 for habitat restoration or preservation. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area	Prior to issuance of grading permits, HMMP implementation shall begin no	Project Applicant, Future Developers, Construction Contractor,	County of Los Angeles Department of Regional Planning

Mitigation Measures

to be enhanced, and would be determined by the project applicant and the LACDRP. The mitigation ratio also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows) or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). Foothill needlegrass grassland habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for burrowing owl. Habitat restoration/enhancement shall consist of seeding of suitable foothill needlegrass grassland plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Peirson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:

- a. **Responsibilities and Qualifications.** The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency.
- b. **Performance Criteria.** Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The performance criteria shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Peirson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off.
- c. **Site Selection.** The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas, and shall be contiguous with other natural open space areas; (2) configured to provide maximum habitat values for burrowing owl and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible, soil types and microhabitat conditions suitable for the special status plant species listed above.
- d. **Seed Materials Procurement.** At least two years prior to mitigation plant and seed installation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact

Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
more than one year following project impacts to this habitat type	and Qualified Restoration Ecologist	

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.</p> <p>e. Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., burrowing owl]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owl, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).</p> <p>f. Site Preparation and Plant Materials Installation. Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, decompacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; and (g) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage.</p> <p>g. Schedule. An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).</p> <p>h. Maintenance Program. The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foothill needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria.</p> <p>i. Monitoring Program. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-</p>			

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>compliance with any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP.</p> <p>j. Long-term preservation. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program</p>				
MM 5.2-9	<p>A relocation program for western spadefoot toad shall be conducted prior to construction during the spring at the height of the breeding season for this species (February through May, or as determined by a qualified Biologist monitoring a known location of this species). A detailed methodology for this effort shall be reviewed by the CDFW and the LACDRP prior to implementation of the relocation program. Results of the relocation program shall be provided to the CDFW and the LACDRP.</p> <ul style="list-style-type: none"> • Prior to implementing the Spadefoot Relocation Plan, a focused survey will be conducted within the prior appropriate season. If any additional ephemeral ponds are determined to be occupied besides those identified in recent surveys (i.e. 2015), the Spadefoot Relocation Plan will be modified to include replacement of the additional occupied pond as well as others. • The intent of the Relocation Plan is to capture and relocate as many western spadefoot toads as possible. Western spadefoot toads shall be relocated on or off site to an area of suitable habitat, as reviewed by the CDFW and the LACDRP. The relocation site shall be of similar (or better) quality as the habitat within the project impact area where the western spadefoot toads are captured. If no suitable habitat is available for the relocation, suitable habitat shall be created. 	Prior to construction activities in the spring during the breeding season	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	California Department of Fish and Wildlife and County of Los Angeles Department of Regional Planning
MM 5.2-10	<p>A Biological Monitor shall be on site during the all vegetation clearing activities and thereafter on an as-needed basis. The Biological Monitor will conduct a clearance sweep prior to clearing activities to minimize potential for special status reptile mortality. If feasible, special status reptiles will be removed from the disturbance area and relocated to suitable habitat in adjacent areas.</p>	Prior to and during all vegetation clearing activities	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning
MM 5.2-11	<p>Riparian vegetation shall be preserved, restored, or enhanced on site or off site at a ratio identified in the USACE and CDFW permits/agreements for the project. The ratio shall be no less than 2:1 for habitat restoration or preservation. Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the Project Applicant, the USACE, the CDFW, and the LACDRP. Riparian habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The Project Applicant shall develop a HMMP and shall submit it to the USACE, the CDFW, and the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist and approved by the USACE, the CDFW, and the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). Habitat restoration/enhancement will consist of seeding and/or installing container plants and cuttings of suitable riparian plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), spiny rush will be incorporated into the restoration/enhancement planting and/or seeding palettes. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:</p>	Prior to issuance of grading permits, HMMP implementation shall begin no more than one year following project impacts to this habitat type	Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist	U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>Responsibilities and Qualifications. The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under USACE and CDFW permit conditions. A successful program shall be defined as one that has been signed off on by the USACE and the CDFW.</p> <p>b. Performance Criteria. Mitigation performance criteria to be specified in the HMMP shall conform to USACE and CDFW permit conditions. The HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., least Bell's vireo), though not a requirement for site success, would be regarded by the USACE, the CDFW, and the LACDRP, as a significant factor in considering eligibility for program sign-off.</p> <p>c. Site Selection. The mitigation sites shall be determined in coordination with the Project Applicant, the USACE, the CDFW, and the LACDRP. The site(s) shall be located in dedicated open space areas, and shall be contiguous with other natural open space areas.</p> <p>d. Seed Materials Procurement. At least two years prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.</p> <p>e. Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., least Bell's vireo]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).</p> <p>f. Site Preparation and Plant Materials Installation. Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, decompacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) application of salvaged native plant materials (i.e., coarse woody debris), as available and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container plant and cutting species; and (j) seed mix application.</p> <p>g. Schedule. An implementation schedule shall be developed that includes planting and seeding to occur in late fall and early winter (i.e., between November 1 and February 15) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).</p>			

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
h.	<p>Maintenance Program. The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plant and cuttings (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the USACE, the CDFW, and the LACDRP prior to five years if the mitigation program has achieved all performance criteria.</p>			
i.	<p>Monitoring Program. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (in conformance with the USACE 2015 Guidelines); and (c) annual monitoring reports, which shall be submitted to the USFWS, the CDFW, and the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the USACE, the CDFW, and the LACDRP.</p>			
j.	<p>Long-term preservation. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.</p>			
MM 5.2-12	<p>Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation, the limits of disturbance shall be clearly defined and marked in the field using lath and flagging or orange snow fencing. The Biological Monitor shall review the limits of disturbance prior to initiation of construction activities. The Biological Monitor shall be on site during the initial vegetation clearing and thereafter on an as-needed basis to assist the Project Applicant with mitigation measure compliance and to provide guidance in avoiding and/or minimizing impacts to biological resources.</p>	<p>Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning</p>
MM 5.2-13	<p>The Project shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code with methods approved by USFWS and CDFW to protect active bird/raptor nests. The nature of the Project requires that work would be initiated during the breeding season for nesting birds (March 15–September 15) and nesting raptors (February 1–June 30). LACFCD, in consultation with a qualified biologist, may employ bird exclusionary measures (e.g., mylar flagging) prior to the start of bird breeding season to minimize opportunities for birds to nest within established boundaries of the Project. In order to avoid direct impacts on active nests, a pre-construction survey shall be conducted by a qualified Biologist for nesting birds and/or raptors within 3 days prior to clearing of any vegetation or any work near existing structures (i.e., within 50 feet for nesting birds and within 500 feet for nesting raptors). If the Biologist does not find any active nests</p>	<p>Within 3 days prior to vegetation clearing activities or work near existing structures</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist</p>	<p>California Department of Fish and Wildlife County of Los Angeles Department of Regional Planning</p>

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>within or immediately adjacent to the impact area, the vegetation clearing/construction work shall be allowed to proceed. Results of the surveys will be provided to the CDFW and the LACDRP.</p> <p>If the Biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted, the Biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Typical nest buffers may be approximately 200 feet for song birds and 500 feet for raptors. Any nest found during survey efforts shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified Biologist: (1) clearing limits shall be established within a buffer around any occupied nest, unless otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified Biologist. Encroachment into the buffer area around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction can proceed when the qualified Biologist has determined that fledglings have left the nest or the nest has failed.</p> <p>Burrowing owls are raptors that use burrows for wintering and nesting (during the raptor breeding season). If a wintering burrow is observed during the non-nesting season, the burrow will be monitored by a qualified Biologist and, when the raptor is away from the burrow, the burrow will be removed (or the burrow closed) so raptors cannot return to the burrow. The qualified Biologist will supervise the removal of the burrow.</p>				
MM 5.2-14	<p>Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable wintering burrowing owl habitat, the area shall be assessed. If the habitat assessment concludes that the area lacks potentially suitable burrowing owl burrows, no additional action is required. However, if potentially suitable burrows are located in the assessment area, any burrows that may be impacted by the project will be replaced with artificial burrows within on-site or off-site (if applicable) preserved areas with potentially suitable burrowing owl habitat.</p>	<p>Prior to grading and/or construction related activities involving the disturbance and/or removal of potentially suitable wintering burrowing owl habitat</p>	<p>Project Applicant, Construction Contractor, and Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning</p>
MM 5.2-15	<p>Due to the close proximity of occupied habitat of a federally listed coastal California gnatcatcher, the Project shall not commence without consultation with the USFWS due to the potential for take per the FESA. The consultation will occur within the framework of Section 7 through the USACE regulatory permitting process. If required by the USFWS, a Biological Assessment will be provided to support the Service's Biological Opinion.</p>	<p>Prior to the initiation of any grading and/or construction-related activity</p>	<p>Project Applicant and Future Developers</p>	<p>U.S. Fish and Wildlife Service and County of Los Angeles Department of Regional Planning</p>
MM 5.2-16	<p>To limit the amount of operational noise (i.e., from residents) to surrounding natural open space areas, a 100-foot buffer within the fuel-modification zone shall be planted along the boundary of developed land uses with plant species to be reviewed and approved by the Los Angeles County Fire Department and the LACDRP Biologist. The vegetation within the transition zone buffer will block sound waves and screen noise from the adjacent development so that the amount of indirect noise reaching the wildlife habitat would be reduced. Landscaping in</p>	<p>Prior to the initiation of any grading and/or construction-related activity</p>	<p>Project Applicant, Future Developers, and</p>	<p>Los Angeles County Fire Department and County of Los Angeles</p>

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
	areas adjacent to natural open space shall use species native to the project region that are considered fire-retardant (e.g., toyon [<i>Heteromeles arbutifolia</i>]). The Planting Plan shall be submitted to the Los Angeles County Fire Department and LACDRP Biologist for review and approval prior to issuance of a building permit.		Construction Contractor	Department of Regional Planning
MM 5.2-17	Prior to the issuance of building permits, a Lighting Plan for the subject tract shall be submitted to the LACDRP for review and approval to demonstrate that lighting from the proposed project shall be directed away from natural open space areas and any proposed biological resources mitigation sites. Land uses with high-intensity lighting shall be relocated within the development to areas away from natural open space.	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.2-18	To limit the amount of human disturbance to surrounding natural open space areas, a Fencing Plan to deter project occupants from entering the natural areas shall be prepared by the project developer and implemented. The Fencing Plan shall include provisions for signs and wildlife friendly split-rail fencing to direct residents to keep out of sensitive natural open space and revegetation and/or mitigation areas. In areas bordering natural open space and fuel-modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas and proposed fencing. This transition zone should reduce impacts associated with invasion by introduced species and should help buffer human activity adjacent to the wildlife habitat. Landscaping in areas adjacent to natural open space shall use species native to the project region (e.g., toyon) and be consistent with guidelines from the Los Angeles County Fire Department.	Prior to the initiation of any grading and/or construction-related activity and throughout Project operation	Project Applicant, Future Developers and Construction Contractor	Los Angeles County Fire Department and County of Los Angeles Department of Regional Planning
MM 5.2-19	Landscaping designs shall be submitted to LACDRP for review and approval by a qualified Biologist. The review shall ensure that no invasive, exotic plant species are used in any proposed landscaping and that suitable substitutes are proposed. Only native species from the Santa Clarita Valley region shall be used in landscaping along the project boundaries adjacent to open space.	Prior to approval of landscape plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.2-20	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable bat roosting habitat, namely rocky outcrops or trees, a qualified Biologist shall conduct a pre-construction bat habitat assessment of the potential habitat marked for removal. Potential for roosting will be categorized by (1) potential for solitary roost sites and (2) potential for colonial roost sites (i.e., ten bats or more). If the potential for colonial roosting is determined, CDFW will be consulted and those rocky outcrops or trees shall not be removed during the bat maternity roost season (March 1 to July 31). Trees potentially supporting colonial roosts outside the maternity roost season and trees potentially supporting solitary roosts may be removed via a two-step removal process whereby, at the direction of the Biologist, some level of disturbance (such as trimming of lower branches of trees) is applied to the habitat on the day prior to removal to allow bats to escape during the darker hours. In the case of a tree, it shall be removed the following day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). Rock outcrops potentially supporting colonial roosts outside the maternity roost season and rock outcrops potentially supporting solitary roosts may be fitted with a bat exclusionary device, at the entry location, whereby bats are allowed to leave the structure but unable to return. The structure can be demolished the following day. In addition, the habitat replacement requirements of other Mitigation Measures further reduced the impact to bats through the preservation, enhancement, restoration and/or creation of impacted vegetation which shall be generally suitable for impacted bat species. Prior to disturbance of any roosting habitat, a Bat Relocation Monitoring Plan (BRMP) shall be submitted and approved by the CDFW and the LACDRP. The BRMP shall include, at a minimum, the following discussion items: (1) species of bats present onsite, (2) habitat uses of the site (i.e., roosting, hibernating, etc.) (3) roosting habitat replacement feature guidelines, (4) construction monitoring guidelines, (5) habitat replacement feature monitoring, and (6) reporting requirements. Reporting shall occur annually to LACDRP and CDFW. The BRMPs will be submitted annually for five years or until performance standards are met.	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable bat roosting habitat	Project Applicant, Future Developers and Qualified Biologist	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.2-21	Prior to the issuance of a grading permit, the project applicant will apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General NPDES Permit) and will comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion control measures. Best Management Practices will include both structural and non-structural measures. The purpose of this mitigation measure is to ensure that site runoff does not adversely affect downstream biological resources including Castaic Lake, Castaic Creek, and the Santa Clara River.	Prior to the issuance of a grading permit	Project Applicant	State Water Resources Control Board
Cultural Resources (Section 5.3 of the Draft SEIR)				
Mitigation Measures				
MM 5.3-1	If human remains are encountered during a public or private construction activity, other than at a cemetery, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Los Angeles County Coroner must be notified within 24 hours. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendant (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis. (SCVAP 2012 EIR MM 3.8.7)	During grading and earth disturbance activities	Project Applicant and Construction Contractor	Los Angeles County Coroner and Native American Heritage Commission
MM 5.3-2	In the unlikely event that artifacts are found during grading within the County's Planning Area or future roadway extensions, an archaeologist will be notified to stabilize, recover, and evaluate such finds. (SCVAP 2012 EIR MM 3.8.3)	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning
MM 5.3-3	For archeological sites accidentally discovered during future construction, there shall be an immediate evaluation of the find by a qualified archeologist. If the find is determined to be a historical or unique archeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i). (SCVAP 2012 EIR MM 3.8.5)	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning
MM 5.3-4	During grading activities. In the unlikely event that artifacts are found during grading within the Project site, a paleontologist will be notified to stabilize, recover, and evaluate such finds. (SCVAP 2012 EIR MM 3.8.6, modified)	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Paleontologist	County of Los Angeles Department of Regional Planning
MM 5.3-5	Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, covering of the cultural resource site with a layer of chemically stable soil and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be deeded into permanent conservation easements or dedicated open space. (SCVAP 2012 EIR MM 3.8.1)	During grading and earth disturbance activities	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.3-6	If avoidance and/or preservation of in place cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:	Prior to the issuance of a	Project Applicant and	County of Los Angeles

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.3-7	a. A participant-observer, as determined by the Native American Heritage Commission (NAHC), shall be used during archaeological testing or excavation in the project site.	grading and during earth disturbance activities	Construction Contractors	Regional Park and Open Space District and Native American Heritage Commission
	b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the County of Los Angeles Regional Park and Open Space District for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource. (SCVAP 2012 EIR MM 3.8.2)			
	All Project-related ground-disturbing activities in native sediments shall be monitored by a qualified Archaeologist to reduce any archaeological resources impacts to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Archaeologist shall explain the procedures necessary to protect and safely remove potentially significant archaeological resources, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential cultural sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until the qualified archaeologist has evaluated the nature and significance of the find. The Project Applicant shall then be notified if the materials are believed to be potentially significant, and the archaeologist may recommend further study and mitigation to the satisfaction of LACDRP.	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning
MM 5.3-8	At such time when the Project Archaeologist is on-site for monitoring activities, a qualified Native American Tribal Monitor shall be notified and invited to observe ground-disturbing activities. The Native American Tribal Monitor shall coordinate with the Project Archaeologist and provide input regarding potential resources or cultural sites. Should any resources be discovered, the procedures set forth in MM 5.3-2 shall be followed.	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors	County of Los Angeles Department of Regional Planning and Native American Heritage Commission
MM 5.3-9	All Project-related ground-disturbing activities in paleontologically sensitive sediments shall be monitored by a qualified Paleontologist to reduce any impacts to non-renewable fossil resources to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the Natural History Museum of Los Angeles County, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential paleontological sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until the qualified paleontologist has evaluated the nature and significance of the find. The Project Proponent will then be notified if the materials are believed to be potentially significant, and the paleontologist may recommend further study and mitigation to the satisfaction of LACDRP.	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors, and Qualified Paleontologist	County of Los Angeles Department of Regional Planning

Energy (Section 5.4 of the Draft SEIR)

Mitigation Measures

Mitigation Measures				Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.4-1	The County shall review all development plans to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the proposed project prior to approval. (SCVAP 2012 EIR MM 3.17-7)			Prior to approval of development plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.4-2	The County shall review all development proposals to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses prior to approval. (SCVAP 2012 EIR MM 3.17-6)			Prior to approval of development plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
Greenhouse Gas Emissions (Section 5.7 of the Draft SEIR)						
Mitigation Measures						
MM 5.7-1	Prior to the issuance of building permits, the applicant shall provide evidence of green building practices and design elements that reduce GHG emissions, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-1)			Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-2	Prior to the issuance of building permits, the applicant shall provide evidence of energy-efficient designs, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards, such as those found in the Leadership in Energy and Environmental Design ("LEED") Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code. (SCVAP MM 3.4-2)			Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-3	Prior to the issuance of building permits, the applicant shall provide evidence of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-3)			Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-4	Prior to the issuance of building permits, the applicant shall provide evidence of light colored "cool" roofs and cool pavements, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-4)			Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-5	Prior to the issuance of building permits, the applicant shall provide evidence of efficient lighting (including LEDs) for traffic, street, and other outdoor lighting purposes, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-5)			Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-6	Prior to the issuance of building permits, the applicant shall provide evidence of efficient pumps and motors for pools and spas, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-6)			Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.7-7	Prior to the issuance of building permits, the applicant shall provide evidence of the ability to install solar, and solar hot water heaters, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-7)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-8	Prior to the issuance of building permits for, the applicant shall provide evidence of water-efficient landscapes, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-8)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-9	Prior to the issuance of building permits, the applicant shall provide evidence of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-9)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-10	Prior to the issuance of building permits, the applicant or their contractor shall submit a site construction management plan for the reuse and recycle construction and demolition (including soil, vegetation, concrete, lumber, metal, and cardboard) to the Department of Public Works for review and approval in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-10)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-11	Prior to the issuance of building permits, the applicant shall provide evidence of reuse and recycling receptacles in residential, industrial, and commercial projects, in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-11)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-12	Prior to the issuance of building permits, the applicant shall provide evidence of consistency with "smart growth" principles to reduce GHG emissions (i.e., ensure mixed-use, infill and higher density projects provide alternatives to individual vehicle travel and promote efficient delivery of goods and services). (SCVAP MM 3.4-12)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-13	Prior to implementing project approval, the applicant shall preserve existing trees, to the extent feasible and consistent with mitigation measures, encourage the planting of new trees consistent with the final landscape palettes, and create open space where feasible. (SCVAP MM 3.4-13)	Prior to implementing project approval	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-14	Prior to the issuance of each residential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan for the applicable future homeowners association(s) to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of	Prior to the issuance of each residential occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling to all homeowners prior to individual purchase of property and again annually.</p>				
MM 5.7-15	<p>Prior to the issuance of each nonresidential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan to provide educational information to each owner or tenant on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; and (5) recycling to all homeowners prior to individual purchase of property and again annually.</p>	Prior to the issuance of each nonresidential occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-16	<p>Prior to the issuance of each grading and building permit, the applicant/developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.</p>	Prior to the issuance of each grading and building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-17	<p>Prior to the issue of the occupancy permit for the 1,000th residential unit, the master developer shall provide the County with plans for a weekly farmers' market to be sponsored by the homeowners' association or similar entity.</p>	Prior to the issue of the occupancy permit for the 1,000 th residential unit.	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
Hydrology Water Quality (Section 5.8 of the Draft SEIR)				
Mitigation Measures				
MM 5.8-1	<p>The Project will develop and implement an Integrated Pest Management Plan as a mitigation measure in accordance with the integrated pest management and pesticide and fertilizer application guidelines established by the University of California Division of Agriculture and Natural Resources Statewide Integrated Pest Management Program (http://www.ipm.ucdavis.edu/). The IPM Plan, which will serve to control nutrients and reduce pesticide use, will include the following components:</p> <ol style="list-style-type: none"> 1. Roles and responsibilities. The IPM Plan will identify the key decision makers in the program, other key roles (such as the person responsible for recordkeeping), and the program funding mechanisms. 2. Pest identification. The IPM Plan will identify plant species and potential pests for these plant species. The Plan shall provide references to resources (e.g., existing field manuals) and identify tools (e.g., hand lens) that can be used to facilitate identification. 3. Practices to prevent pest incidence and reduce pest buildup. The IPM Plan will include a list of acceptable management strategies for each potential pest. For example, effective practices include modifying landscaping to be less conducive to pest survival, using pest-resistant plant varieties, using mulch to suppress weeds, encouraging naturally occurring biological controls, educating the public to be more tolerant of pests, removing pests mechanically or with barriers and traps, developing a list of pesticides that are less toxic to the environment, and developing formulations that will control the pest if other methods are not successful. 4. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. The IPM Plan will establish monitoring guidelines for the potential pests and 	<p>Prior to issuance of occupancy permits and throughout Project operation</p>	<p>Construction Contractor, Project Applicant and Future Developers</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>beneficial insects. Monitoring procedures shall include regular visual inspections or checking with traps and methods to quantify observations. The monitoring program shall be used to evaluate when pests may become intolerable and to evaluate the level of effectiveness of controls.</p> <p>5. Establishment of action thresholds that trigger control actions. The IPM Plan will establish injury levels and action thresholds for each potential pest that is listed in the plan. The injury level is the number of pests associated with intolerable damage. Action thresholds are the set of conditions required to trigger a control action, usually pesticide application.</p> <p>6. Pest control methods. The IPM Plan will describe cultural, mechanical, environmental, and biological pest control methods and shall list pesticides authorized for use and the Safety Data Sheets for each pesticide. The Plan will include specific criteria for selecting pest management methods, for example, those that are least disruptive to natural controls and least damaging to water quality, and procedures for evaluating the effectiveness of the control method.</p> <p>7. Fertilizer management. The IPM Plan will describe soil assessment techniques, fertilizer types, application methods, and proper storage and handling of fertilizers.</p> <p>8. Pesticide management. The IPM Plan will discuss pesticide safety (e.g., Material Safety Data Sheets, precautionary statements, and protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation). The IPM Plan will include a pesticide application guidelines/checklist. For example, the application equipment must be calibrated correctly and written records must be kept of any pesticide application.</p> <p>9. Irrigation management. The IPM Plan will describe the low volume water approaches to landscape irrigation, such as drip type and sprinkler systems with SMART controllers, and shall also describe the training to be provided to landscape crews that will focus on applying water only when needed to enhance plant root growth, managing irrigation to avoid conditions conducive to disease development, and minimizing runoff containing pollutants.</p> <p>10. Record keeping. The IPM Plan will describe the records that will be maintained for program implementation, including pest identification and monitoring results, when and where various pest suppression techniques were implemented, pesticide application records, observed side effects of the treatment on non-target species, and public complaints and positive feedback received.</p> <p>11. Training. The IPM Plan will describe continuing education of pest management personnel.</p> <p>12. Effectiveness evaluation. The IPM Plan will describe the methods to be used to evaluate the overall effectiveness of the program and the schedule for reviewing the Plan to incorporate new IPM technology.</p>				
Noise (Section 5.10 of the Draft SEIR)				
Mitigation Measures				
MM 5.10-1	Maintain adequate buffer distances from nearby residences to freeways, high traffic volume roads, railroads, airports, manufacturing facilities, industrial facilities, mining centers and other existing processing plants where the public may be affected by noise. (SCVAP MM 3.18-2)	Prior to issuance of grading permits and building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Part	Monitoring Agency/Party
MM 5.10-2	Sound barriers should be required of the owners of the proposed sensitive land uses adjacent to high noise sources, to protect the public from significant noise impacts. (SCVAP MM 3.18-4)	Prior to issuance of grading permits and building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-3	The placement of telecommunication towers and antennas power boxes should comply with noise ordinances. All related equipment should be rated not to exceed 45 dB(A) at any residential property line. (SCVAP MM 3.18-6)	Prior to approval of utility plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-4	<p>Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences or the Northlake Elementary School, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction.</p> <ul style="list-style-type: none"> All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures, and acoustical shields or shrouds. Stationary sources located within 450 feet of the Northlake elementary School or off-site residences shall have noise abatement, such as engine enclosures or placed behind barriers, to limit the noise level at the sensitive receptor to 60 dBA Leq or less. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. <p>Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible.</p>	<p>Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences or the Northlake Elementary School</p>	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-5	To the extent feasible, intensive noise activity (e.g., operation of earth moving equipment) within 750 feet of the Northlake Elementary School shall be scheduled to occur when classroom instruction is not scheduled. If grading or similar construction activity within 150 feet of the school is to occur for longer than one day while school is in session, the Developer shall install a temporary noise barrier between the construction area and the school. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least 1/2 inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the school and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the school. This measure applies to all phases of construction.	Prior to initiation of any construction activity within 750 feet of Northlake Elementary School	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-6	If grading or similar construction activity within 150 feet of off-site residences is to occur for longer than one day, the Developer shall install a temporary noise barrier between the construction area and the residences. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least 1/2 inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the residences and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the residences. This measure applies to all phases of construction.	Prior to issuance of a building permit for each industrial and commercial land use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.10-7	Prior to issuing of a building permit for each industrial and commercial land use, the Developer shall submit a noise analysis to the County demonstrating that projected noise levels from stationary sources, vehicle activity, loading docks, and similar sources will not exceed the exterior noise standards of Section 12.08.390 of the County Code. For purposes of this MM, school use shall be considered as a residential use (Zone II) in the County Code. The noise analysis shall, to the extent feasible, be cumulative, considering not only the noise generated by the proposed development but also noise generated by adjacent and nearby stationary sources. Where the adjacent properties have not been developed, the analysis should show that the noise level from the proposed development would be far enough below the standard to allow a reasonable increment for future noise sources without exceeding the standard.	Prior to issuance of a building permit for each industrial and commercial land use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-8	Prior to issuing of a building permit for each multi-family residential use, the Developer shall submit a noise analysis to the County demonstrating that projected air conditioning and refrigeration equipment noise levels would be exceed the standards of Section 12.08.530 of the County Code.	Prior to issuance of a building permit for each multi-family residential use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-9	Prior to issuing of building permits for single family and duplex residences adjacent to Ridge Route Road, Northlake Boulevard, A Street, B Street, or E Street, and for multi-family residences adjacent to Ridge Route Road and Northlake Boulevard, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where residents would reasonably be expected to spend more than one hour, such as back yards, would not exceed 60 dBA CNEL for single family and duplex residences and 65 dBA CNEL for multi-family residences. This standard is based on the California Land Use Compatibility Guidelines. Noise abatement may be achieved by setbacks, berms, and walls. The noise analysis shall also demonstrate that interior noise levels in all habitable rooms would of duplexes and multi-family residences would not exceed 45 dBA CNEL, as required by the California Building Code.	Prior to issuance of building permits for single family and duplex residences adjacent to Ridge Route Road, Northlake Boulevard, A Street, B Street, or E Street, and for multi-family residences adjacent to Ridge Route Road and Northlake Boulevard	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-10	Prior to issuing of building permits for commercial land uses adjacent to Ridge Route Road, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where patrons would reasonably be expected to spend more than one hour, such as outdoor restaurant seating, would not exceed 70 dBA CNEL.	Prior to issuance of building permits for commercial land uses adjacent to Ridge Route Road	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-11	Prior to the issuance of each grading permit, the Developer shall submit plans and/or specifications to the County demonstrating that site preparation and grading within 265 feet of a residence or the Northlake Elementary	Prior to the issuance of	Project Applicant and	County of Los Angeles

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
School shall be performed with equipment that will not cause a vibration exceeding 0.01 peak particle velocity (ppv) inch per second (in/sec).		each grading permit	Future Developers	Department of Regional Planning
MM 5.10-12 If blasting is required, the Applicant or its contractor shall hire a certified blasting expert to develop a blasting program to be approved by the County Department of Public Works. The program shall include but not be limited to the following elements: <ul style="list-style-type: none"> • Design the blast to limit noise and vibration at any residence or the NorthLake Elementary School to the limits recommended by the Office of Surface Mining Reclamation and Enforcement or similarly recognized authority. • Based on the blasting locations, define an impact area where noise and vibration impacts are anticipated to be distinctly perceptible. • Inform all homeowners and tenants in the impact area of the Project, the planned blasting program, and the anticipated noise and vibration impacts. In addition to printed literature, have a public meeting. Provide a contact for homeowners for pre- and post-blast questions. • Use blast signals to notify residents prior to each blast. • Monitor blasts to verify noise and vibration levels at the nearest receptor(s). 		Prior to commencement of any blasting activities	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-A With concurrence from the Castaic Union School District, the Applicant will construct a 3-foot high sound wall along the eastern edge of the school building. The wall will be constructed along the eastern edge of the school building, adjacent to the parking lot. The wall will be constructed along the eastern edge of the school building, adjacent to the parking lot. The wall will be constructed along the eastern edge of the school building, adjacent to the parking lot.		Prior to issuance of grading permits and building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-B During construction the Applicant will ensure that the campus during school construction and construction traffic flow safely in the school vicinity.		During construction	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-C The Applicant will ensure that access to the campus is always reserved during construction.		Prior to the issuance of each grading permit	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
Public Services				
Mitigation Measures				
SCVAP MM 3.15-2 Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program to the satisfaction of the County of Los Angeles Fire Department.		Concurrent with the issuance of building permits	Applicant	County of Los Angeles Fire Department
SCVAP MM 3.15-3 Adequate water availability shall be provided to service construction activities of any project to the satisfaction of the County of Los Angeles Fire Department.		Prior to approval of	Applicant	County of Los Angeles Fire Department

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party												
SCVAP MM 3.15-4	Development applicant(s) shall be required to pay the Los Angeles County Sheriff's established law enforcement facility fees for North Los Angeles County prior to issuance of a certificate of occupancy on any structure. The fees are for the acquisition and construction of public facilities to provide adequate service to the residents of the County's Planning Area.	development plans		County of Los Angeles Fire Department												
SCVAP MM 3.15-1	Project developers shall pay the current library fee at the time of building permit issuance (\$885.00 per residential unit for FY 2016-17) to the County of Los Angeles to offset the demand for library items and building square footage generated by the proposed project. The library mitigation payment shall be made on a building permit by building permit basis by the developer for residential projects.	Prior to approval of development application	Applicant													
		Prior to issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning												
Traffic, Access and Circulation (Section 5.11 of the Draft SEIR)																
Mitigation Measures																
MM 5.11-1	Prior to the issuance of building permits for Phase 2, the Project Applicant shall submit evidence to the County that the following intersection improvements have been or are being completed. <ul style="list-style-type: none">Ridge Route Road and Lake Hughes Road. Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane.I-5 Southbound On-Ramp and Parker Road. Reconstruct the bridge to four lanes. Install traffic signal. At the intersection, add one eastbound right-turn lane and two westbound left-turn lanes.I-5 Northbound Off-Ramp and Ridge Route Road. Reconstruct the bridge to four lanes. Install traffic signal. At the intersection, add a second northbound right-turn lane and add a second westbound through lane.															
OFF-SITE MITIGATION MEASURES FOR PROJECT-SPECIFIC (EXISTING PLUS PROJECT) IMPACTS																
		Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Public Works												
<table><tr><th>Location</th><th>Jurisdiction</th><th>Mitigation</th></tr><tr><td>5. Ridge Route Rd and Lake Hughes Rd</td><td>County</td><td>Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane.¹</td></tr><tr><td>7. I-5 SB On-Ramp and Parker Rd</td><td>County/ Caltrans</td><td>Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add one eastbound right-turn lane and two westbound left-turn lanes.</td></tr><tr><td>8. I-5 NB Off-Ramp and Ridge Route Rd</td><td>County/ Caltrans</td><td>Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add a second northbound right-turn lane and add a second westbound through lane.</td></tr></table>					Location	Jurisdiction	Mitigation	5. Ridge Route Rd and Lake Hughes Rd	County	Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane. ¹	7. I-5 SB On-Ramp and Parker Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add one eastbound right-turn lane and two westbound left-turn lanes.	8. I-5 NB Off-Ramp and Ridge Route Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add a second northbound right-turn lane and add a second westbound through lane.
Location	Jurisdiction	Mitigation														
5. Ridge Route Rd and Lake Hughes Rd	County	Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane. ¹														
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Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party																		
<p>¹ With the improvements described above, Ridge Route Road at Lake Hughes intersection would be mitigated to a desirable LOS C (0.78), better than the LOS D threshold established in the Los Angeles County General Plan and the Santa Clarita Valley Area Plan, One Valley One Vision. However, the intersection would not be fully mitigated to the LOS C (0.74) threshold utilized in the County's Traffic Impact Analysis Guidelines. Improvements to fully mitigate the intersection to the LOS C threshold were considered, such as a southbound free-right turn lane; however, this was determined to not be geometrically feasible. Therefore, this impact would remain significant and unavoidable.</p> <p>I: Interstate; SB: southbound; NB: northbound. Source: Stantec 2016.</p>																						
<p>MM 5.11-2 Prior to issuance of a building permit and in compliance with the County's Castaic Bridge and Major Thoroughfare Construction Fee District, the Project Applicant shall pay their fee based on the per unit fee applicable at that time. These fees will be used to fund transportation projects throughout the County's Castaic Bridge and Major Thoroughfare District, including improvements required to mitigate impacts related to the NorthLake Specific Plan; however, the priority assigned to individual projects is at the County's discretion. After development of Phase 1, the Project Applicant shall be responsible for monitoring of traffic conditions at the six impacted intersections, beginning at the time of first occupancy, to determine the point at which the identified improvements for each intersection would be required. Monitoring shall be required at the following milestones: 1,000 dwelling units or 100,000 square feet of commercial development, 2,000 dwelling units or 200,000 square feet of commercial development, and 3,000 dwelling units or 300,000 square feet of commercial development. The monitoring requirement for each intersection shall cease upon construction of the required improvements or at full buildout of the <i>NorthLake Specific Plan</i>, whichever comes first. If these intersection improvements will not be constructed prior to the identified time, the Project Applicant shall implement these improvements subject to a fee credit from the County's Castaic Bridge and Thoroughfare District.</p>																						
<p>2028 WITH PROJECT OFF-SITE MITIGATION MEASURES FOR PROJECT AND CUMULATIVE IMPACTS</p>		Prior to the issuance of building permit	Project Applicant and Future Developers	County of Los Angeles Department of Public Works																		
<table><tr><th>Location</th><th>Jurisdiction</th><th>Mitigation</th></tr><tr><td>1. The Old Rd and I-5 SB Ramps</td><td>County/ Caltrans</td><td>Install traffic signal with a northbound right-turn overlap phasing.</td></tr><tr><td>3. I-5 NB Ramps and Lake Hughes Rd</td><td>County/ Caltrans</td><td>Install traffic signal. Widen off ramp to add one left-turn lane and restripe center lane to a shared left/through/right turn lane.</td></tr><tr><td>5. Ridge Route Rd and Lake Hughes Rd</td><td>County</td><td>Install traffic signal and include southbound right-turn overlap phasing. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane.¹</td></tr><tr><td>7. I-5 SB On-Ramp and Parker Rd</td><td>County/ Caltrans</td><td>Reconstruct bridge to 4 lanes. Install traffic signal. Eastbound lane configuration includes one through lane and one dedicated right-turn lane. In the westbound direction, two left-turn lanes and one through lane.</td></tr><tr><td>8. I-5 NB Off-Ramp and Ridge Route Rd</td><td>County/ Caltrans</td><td>Reconstruct bridge to 4 lanes. Install traffic signal. At intersection add a second northbound right-turn lane and add a second and third westbound through lane.</td></tr></table>					Location	Jurisdiction	Mitigation	1. The Old Rd and I-5 SB Ramps	County/ Caltrans	Install traffic signal with a northbound right-turn overlap phasing.	3. I-5 NB Ramps and Lake Hughes Rd	County/ Caltrans	Install traffic signal. Widen off ramp to add one left-turn lane and restripe center lane to a shared left/through/right turn lane.	5. Ridge Route Rd and Lake Hughes Rd	County	Install traffic signal and include southbound right-turn overlap phasing. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane. ¹	7. I-5 SB On-Ramp and Parker Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install traffic signal. Eastbound lane configuration includes one through lane and one dedicated right-turn lane. In the westbound direction, two left-turn lanes and one through lane.	8. I-5 NB Off-Ramp and Ridge Route Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install traffic signal. At intersection add a second northbound right-turn lane and add a second and third westbound through lane.
Location	Jurisdiction	Mitigation																				
1. The Old Rd and I-5 SB Ramps	County/ Caltrans	Install traffic signal with a northbound right-turn overlap phasing.																				
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5. Ridge Route Rd and Lake Hughes Rd	County	Install traffic signal and include southbound right-turn overlap phasing. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane. ¹																				
7. I-5 SB On-Ramp and Parker Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install traffic signal. Eastbound lane configuration includes one through lane and one dedicated right-turn lane. In the westbound direction, two left-turn lanes and one through lane.																				
8. I-5 NB Off-Ramp and Ridge Route Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install traffic signal. At intersection add a second northbound right-turn lane and add a second and third westbound through lane.																				

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
9. Castaic and Ridge Route Rd	County	Install traffic signal. Restripe northbound approach to include two left-turn lanes, one through lane, and one right-turn lane. In the eastbound direction, stripe a right-turn lane. Signal modification to include southbound right-turn overlap phasing.		
<p>¹ With the improvements described above, Ridge Route Road at Lake Hughes intersection would be mitigated to a desirable LOS C (0.78), better than the LOS D threshold established in the Los Angeles County General Plan and the Santa Clarita Valley Area Plan, One Valley One Vision. However, the intersection would not be fully mitigated to the LOS C (0.74) threshold utilized in the County's Traffic Impact Analysis Guidelines. Improvements to fully mitigate the intersection to the LOS C threshold were considered, such as a southbound free-right turn lane; however, this was determined to not be geometrically feasible. Therefore, this impact would remain significant and unavoidable.</p> <p>1: Interstate; SB: southbound; NB: northbound. Source: Stantec 2016.</p>				
MM 5.11-3		Prior to construction activities, the Project Applicant shall prepare and submit a detailed Construction Traffic Control Plan to the County of Los Angeles Department of Public Works for review and approval. The Construction Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.	Project Applicant and Future Developers	County of Los Angeles Department of Public Works
Utilities (Section 5.12 of the Draft SEIR)				
Mitigation Measures				
MM 5.12-1		The project applicant shall provide all onsite water system improvements and shall contribute to required new or upgraded existing offsite improvements to meet all water supply needs for the proposed development. (1992 SP EIR MM 4.12.1)	Prior to the issuance of building permits	County of Los Angeles Department of Public Works and Newhall County Water District
MM 5.12-2		All water system improvements shall be sized at the water improvement plan check stage of development. (1992 SP EIR MM 4.12.2)	Prior to approval of water improvement plan(s)	County of Los Angeles Department of Public Works
MM 5.12-3		Project connection fees would be deposited into a capital improvement fund to help pay for new facilities and expansion required by the Districts; (1992 SP EIR MM 4.9.3)	Prior to connection to Los Angeles	County of Los Angeles Department of Public Works

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
		Sanitation Districts facilities		Regional Planning and Los Angeles Sanitation Districts
MM 5.12-4	Payment of the connection fees is required for issuance of a permit to connect the project to surrounding Los Angeles County Sanitation District facilities, if necessary. (1992 SP EIR MM 4.9.4)	Prior to issuance of permit to connect the project to surrounding Los Angeles County Sanitation District facilities	Project Applicant	County of Los Angeles Department of Regional Planning and Los Angeles County Sanitation District
MM 5.12-5	Routine testing of pre-discharge treated effluent should be conducted to monitor compliance with established water quality control limits. (1992 SP EIR MM 4.9.7)	During construction activities and Project operation	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-6	Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the County of payment of connection fees in compliance with the requirements of the Newhall County Water District.	Prior to issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning and Newhall County Water District
MM 5.12-7	Prior to connection to the Los Angeles County Sanitation District's wastewater system, the Project Applicant shall provide evidence of payment of the Santa Clarita Valley Sanitation District's Connection Fee Program.	Prior to connection to the Los Angeles County Sanitation District's wastewater system	Project Applicant	Los Angeles County Sanitation District and Santa Clarita Valley Sanitation District
MM 5.12-8	Prior to issuance of occupancy permits, the Project Applicant shall coordinate with the Los Angeles County Sanitation Districts to upsize the existing 12-inch VCP Castaic Trunk Sewer in Ridge Route Road (south of the intersection with Lake Hughes Road), as determined necessary by the LA County Sanitation Districts to accommodate future flow volumes.	Prior to the issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning and Los Angeles County

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-9	Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met. (SCVAP 2012 EIR MM 3.13.3)	Prior to approval of development plans	Project Applicant	Sanitation District County of Los Angeles Department of Regional Planning
MM 5.12-10	If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents. (SCVAP 2012 EIR MM 3.13.4)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-11	Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (SCVAP 2012 EIR MM 3.13.5)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-12	Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems. (SCVAP 2012 EIR MM 3.13.6)	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-13	In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management. (SCVAP 2012 EIR MM 3.13.8)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-14	In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development. (SCVAP 2012 EIR MM 3.13.9)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-15	Provide examples of water conservation in landscaping through use of low water use landscaping in public spaces such as parks, landscaped medians and parkways, plazas, and around public buildings. (SCVAP 2012 EIR MM 3.13.10)	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-16	Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turf-grass. (SCVAP 2012 EIR MM 3.13.11)	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-17	Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water conserving irrigation techniques as materials become available. (SCVAP 2012 EIR MM 3.13.12)	Prior to commencement of grading or construction activities	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-18	Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units. (SCVAP 2012 EIR MM 3.13.13)	Prior to issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-19	Support amendments to the County Building Code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings. (SCVAP 2012 EIR MM 3.13.14)	Prior to the issuance of permits for renovations or additions to existing buildings	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-20	Apply water conservation policies to all pending development projects, including approved tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design. (SCVAP 2012 EIR MM 3.13.15)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-21	Upon the availability of non-potable water services, discourage and consider restrictions on the use of potable water for washing outdoor surfaces. (SCVAP 2012 EIR MM 3.13.16)	At the time when non-potable water services are available	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-22	In cooperation with the Sanitation District and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate. (SCVAP 2012 EIR MM 3.13.17)	Prior to construction and during Project operation	Project Applicant and County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning and Los Angeles County Sanitation District
MM 5.12-23	Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site. (SCVAP 2012 EIR MM 3.13.18)	Prior to approval of development plan	Project Applicant and Construction Contractor	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-24	Participate and cooperate with other agencies to complete, adopt, and implement an Integrated Regional Water Management Plan to build a diversified portfolio of water supply, water quality, and resource stewardship priorities for the Santa Clarita Valley. (SCVAP 2012 EIR MM 3.13.20)	Prior to and during Project operation	Project Applicant and County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning
MM 5.12-25	Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (SCVAP 2012 EIR MM 3.13.21)	Prior to project approval	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-26	Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions. (SCVAP 2012 EIR MM 3.13.22)	Prior to approval of applicable permits for remodel or additions	County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning
MM 5.12-27	Landscaping shall emphasize drought-tolerant vegetation (xeriscaping) where not watered with reclaimed water. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed in xeriscape shall be gauged to receive irrigation using the minimal requirements. (1992 SP EIR MM 4.12.6)	Prior to approval of landscape plans	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-28	Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in xeriscaping. (1992 SP EIR MM 4.12.7)	During operation	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.12-29	The County of Los Angeles shall follow state regulations in implementing the goals, policies, and programs identified in the Los Angeles County Integrated Waste Management Plan in order to achieve and maintain a minimum of 50 percent reduction in solid waste disposal through source reduction, reuse, recycling, and composting. In response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. Additionally, the Project Applicant or Construction Manager shall ensure that a minimum of 65 percent of the non-hazardous construction and demolition debris will be recycled and/or salvaged or meet a local construction and demolition waste management ordinance. (SCVAP 2012 EIR MM 3.17.1)	During construction activities and Project operation	Project Applicant, Future Developers, and/or Construction Manager	County of Los Angeles Department of Regional Planning
MM 5.12-30	The County shall require all future commercial, industrial and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. (SCVAP 2012 EIR MM 3.17.2)	During construction activities and Project operation	Project Applicant and Construction Contractor	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-31	The County shall require all development projects to coordinate with appropriate County agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the County's Planning Area, and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting. (SCVAP 2012 EIR MM 3.17.3)	Prior to development plan approval	Project Applicant	County of Los Angeles Department of Regional Planning and Sanitation Districts of Los Angeles County
MM 5.12-32	All new development in the County's Planning Area will be required to implement existing and future waste reduction programs in conformance with the County's Planning Area SRRE program. (SCVAP 2012 EIR MM 3.17.4)	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-33	Any hazardous waste that is generated on site, or is found on site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported in compliance per appropriate local, state, and federal laws, as well as with the County's SRRE. (SCVAP 2012 EIR MM 3.17.5)	During demolition, or rehabilitation, or construction activities	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-34	Collection/storage facilities for recyclables shall be incorporated into all building designs and/or a conveniently located recycling area shall be developed on the project site for use by all occupants/users of the commercial/industrial uses. (1992 SP EIR MM 4.13.1)	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-35	The owner and/or tenants of all onsite commercial and industrial uses shall comply with all applicable federal, state and local requirements for handling hazardous materials. Onsite businesses handling hazardous materials shall submit a Business Plan which will include information or inventories, employee training and emergency response plans and procedures. (1992 SP EIR MM 4.13.2)	During Project operation	Applicant, Future Developers, and Onsite commercial and industrial owners and/or tenants	County of Los Angeles Department of Regional Planning

Mitigation Measures

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-36 Removal of hazardous materials, waste from the project site shall be conducted by registered waste hauler in accordance with all applicable rules and regulations. (1992 SP EIR MM 4.13.3)	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-37 All hazardous materials used in association with future onsite businesses shall be stored in specific locations and clearly marked as to contents. (1992 SP EIR MM 4.13.4)	During Project operation	Applicant, Future Developers, and Onsite commercial and industrial owners and/or tenants	County of Los Angeles Department of Regional Planning

FINDINGS OF FACT and
STATEMENT of OVERRIDING CONSIDERATIONS
regarding the NORTHLAKE SPECIFIC PLAN PROJECT

PROJECT NUMBER: R2015-00408-(5)

VESTING TENTATIVE TRACT MAP: TR073336

CONDITIONAL USE PERMIT: CUP201500019

STATE CLEARINGHOUSE NUMBER: 2015031080

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

320 WEST TEMPLE STREET

LOS ANGELES, CALIFORNIA 90012

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

(STATE CLEARINGHOUSE NUMBER 2015031080)

FOR THE NORTHLAKE SPECIFIC PLAN PROJECT

(COUNTY PROJECT NUMBER R2015-00408-(5))

The Board of Supervisors (“Board”) of the County of Los Angeles (“County”) hereby certifies the NorthLake Specific Plan Supplemental Environmental Impact Report, State Clearinghouse Number 2015031080, which consists of the Draft Supplemental Environmental Impact Report (“Draft SEIR”) dated May 2017, Technical Appendices to the Draft SEIR, and the Final Supplemental Environmental Impact Report, including Responses to Comments dated January 2018, collectively referred to as the “Final SEIR,” and finds that the Final SEIR has been completed in compliance with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*) (“CEQA”). The Board further hereby certifies that it has received, reviewed, and considered the information contained in the Final SEIR; the applications for Vesting Tentative Tract Map (“VTTM”) No. TR073336, and Conditional Use Permit (“CUP”) No. CUP201500019 (collectively, the “Project Approvals”) to permit the implementation of the previously approved NorthLake Specific Plan (the “Project”); all hearings and submissions of testimony from officials and departments of the County, the Applicant NorthLake Associates LLC (“Applicant”), the public, and other municipalities and agencies; and all other pertinent information in the record of proceedings. Concurrently with the adoption of these findings, the Board adopts the Mitigation Monitoring and Reporting Program (hereinafter referred to as the “MMRP”) attached as Exhibit A to these findings.

Having received, reviewed, and considered the foregoing information, as well as any and all other information in the record, the Board hereby makes findings regarding the Project’s significant effects pursuant to and in accordance with Section 21081 of the Public Resources Code as follows:

- (a) Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.
- (b) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency,
- (c) Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the environmental impact report.

BACKGROUND

NorthLake Specific Plan and Previous Environmental Impact Report

In 1992, the County adopted the NorthLake Specific Plan (SP No.87-172) ("Specific Plan"). The Specific Plan established land uses and development standards for an approximate 1,330-acre area of undeveloped land east of Interstate 5 (I-5), west of Castaic Lake, and north of the community of Castaic in unincorporated Los Angeles County, California ("Project Site"). As adopted, the Specific Plan proposed the development of 3,623 dwelling units, as well as 13.2 acres of commercial uses, 50.1 acres of industrial uses, and supporting infrastructure and public services uses, including schools, parks, a potential library site, a potential fire station site, and an 18-hole golf course.

In addition to the 1992 approval of the Specific Plan, a Conditional Use Permit (CUP No. 87 172-(5)) was adopted. This CUP, sometimes referred to as the Master CUP, addressed the proposed land uses as defined in the Specific Plan, including intensity of development and related grading consistent with the County of Los Angeles' Grading Ordinance in effect at the time. The Specific Plan and Master CUP acknowledged that future implementation of the Specific Plan would require a subsequent CUP to accomplish Site Plan review for Project implementation.

In conjunction with consideration of the Specific Plan project, in 1992 the County prepared and certified the NorthLake Specific Plan EIR ("1992 SP EIR") (SCH No. 1988071329) as a Program EIR. As defined in the State CEQA Guidelines (Section 15168), a Program EIR is an EIR prepared on a series of actions that can be generally characterized as one large and related project. The Program EIR is used with

later/subsequent activities to determine whether additional environmental documentation will be necessary and/or to simplify the scope of additional environmental documentation.

Subsequent to the 1992 approval of the Specific Plan, market conditions and changes in property ownership placed development of the Specific Plan on hold.

Supplemental Environmental Impact Report (SEIR)

The project analyzed in the SEIR (the Project or proposed Project) would implement the previously adopted Specific Plan, but with a reduction of the area and intensity of physical development and corresponding increase in open space as compared to the approved Specific Plan project that was previously considered in the 1992 SP EIR. Specifically, the Project would involve the phased development of up to 3,150 residential units, 9.2 acres of commercial uses, 13.9 acres of industrial uses, 799.5 acres of parks and open space, a 22.9-acre school site in the Phase 2 area (in addition to the already constructed Northlake Hills Elementary School), and a 1.4-acre pad for a future fire station. As compared to the approved Specific Plan, the Project represents reductions of 473 residential units, 4 acres of commercial uses, 36.4 acres of industrial uses, elimination of the 167-acre golf course, and increases of 165.3 acres of open space and 167 acres of trails and parks.

To implement the Project, the Applicant requested approval of: (1) VTTM 073336 to subdivide a 720-acre portion of the Project Site (as described below); and (2) CUP No. 201500019 to authorize: (a) Specific Plan Site Plan review; (b) grading exceeding 100,000 cubic yards; and (c) construction of water tanks and water supply infrastructure. As the Project is consistent with the Specific Plan, no amendments to the Specific Plan would be required.

The Project consists of development of Phase 1, Phase 2, and associated off-site external map improvements in both Phase 1 and Phase 2 totaling 65.13 acres (External Map Improvements Area) which include remedial grading, drainage features and road and utility alignments (the External Map Improvements). As originally proposed, Phase 1 would comprise development of a 720-acre portion of the Project Site with a total of 1,974 dwelling units, including 588 single-family units on approximately 73.3 acres, 1,041 multi-family units on approximately 74.5 acres, and 345 senior multi-family units

on approximately 49.1 acres. Phase 1 would also include, and lots would be also provided for, light industrial uses (13.7 acres), commercial development (9.2 acres), open space and parks (414.3 acres), roadways (84.3 acres), and a fire station pad (1.4 acres).

The remainder of the Project Site, referred to as the Phase 2 area, would be developed with 1,176 single family homes, 385.2 acres of parks, trails, and open space, 43.5 acres of school uses, and 36.2 acres of associated roadway and infrastructure improvements. Phase 2 is included in VTTM 073336 and the current CUP request as 21 large lot parcels (40 acres or more) for future lease and finance purposes. Future development of Phase 2, which will require a project-specific CUP, has been fully analyzed in the Final SEIR.

The External Map Improvements will consist of the construction of Ridge Route Road at the Project's main entrance to the south and a secondary access route to the northwest; construction of NorthLake Parkway adjacent to and west of the Phase 2 portion of the proposed Project Site; a 4.64-acre connection of Grasshopper Creek Park, a debris basin, 2.39 acres in trail connections, a 5.1-acre pad for a water tank, 29.79 acres of manufactured slopes and 11.98 acres of natural open space. In addition, extensions of the existing electrical distribution circuitry would occur along the existing Ridge Route Road to reach the proposed Project, and substation upgrades would occur on Southern California Edison property.

In addition to the above improvements, an existing crude oil pipeline easement containing two oil pipelines that traverse the entire north-south length of the Project Site will be relocated to an alignment along the eastern boundary of the proposed development area and within the identified grading footprint.

Under the Project, minor additions and changes are required to be made to the 1992 SP EIR to adequately analyze: (1) minor modifications to the Specific Plan to reflect the currently proposed scope of development; and (2) changes to environmental conditions and the addition of project-specific analysis since its adoption.

In addition to the 1992 SP EIR, 2012, the Final Program EIR for the Santa Clarita Valley Area Plan, One Valley One Vision, 2012 ("2012 SCVAP EIR") was certified and included the Specific Plan as a future entitled development. In light of the existing

environmental analysis performed under the 1992 SP EIR and the 2012 SCVAP EIR, and as the Lead Agency responsible for CEQA compliance for the Project, the County has reviewed the need for additional environmental documentation and determined that a supplemental environmental impact report ("SEIR") to the 1992 SP EIR should be prepared for the Project.

Consistent with the State CEQA Guidelines Section 15163, which defines the role and use of a SEIR, the purposes of the SEIR prepared for the Project are: (1) to address minor additions and changes that would update information in the 1992 SP EIR and 2012 SCVAP EIR to reflect current environmental conditions and thereby make the previous EIR adequate for use by the Project; (2) to provide Project-level analysis as appropriate for those issues for which more detailed Project information is now known for Project implementation; and (3) to provide updated program-level analysis as appropriate for those issues pertaining to Phase 2 for which more detailed Project information is not now known. In addition to updating program-level information from the 1992 SP EIR, this SEIR evaluates Project-level impacts from implementation of the Specific Plan, including both development of Phase 1 as well as future development of Phase 2.

In compliance with the State CEQA Guidelines, the County conducted an Initial Study of the proposed Project and determined that an SEIR would be the appropriate environmental document to analyze the Project's potential impacts to the environment, as there have been additions and changes to the Specific Plan project, but they would not require major revisions to the 1992 SP EIR. The Initial Study identified a preliminary range of potential impact issues to be analyzed. A Notice of Preparation ("NOP") and the Initial Study were distributed to responsible and interested agencies and key interest groups to solicit comments and to inform the public of the proposed Project. The NOP/Initial Study was distributed on March 24, 2015, for a 30-day review period, as required by CEQA. In addition, the County held a scoping meeting for the Draft SEIR on April 8, 2015. The purpose of the meeting was to solicit input from interested agencies, individuals, and organizations regarding the Project, alternatives, mitigation measures, and significant effects to be analyzed in the Draft SEIR.

Potentially significant environmental impacts addressed in the Draft SEIR include Air Quality, Biological Resources, Cultural Resources, Energy, Hazards and Hazardous Materials, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation/Traffic, and Utilities and Service Systems. The Draft SEIR analyzed both individual component and cumulative effects of the Project together with related projects on these topics and identified a variety of mitigation measures to mitigate the potential adverse effects of the Project.

In accordance with CEQA requirements, the Draft SEIR also analyzed potential alternatives to the Project, including (1) No Project/No Development Alternative, (2) No Project/Development Pursuant to the Approved NorthLake Specific Plan, (3) No Industrial Development Alternative, and (4) Phase 1 Development Alternative. Potential environmental impacts of each of these alternatives were discussed as required by CEQA and each alternative was compared to the Project. The above range of alternatives presented to the Board (as detailed below in Section 6) was a reasonable range for consideration and allowed for informed decision making among the alternatives as well as to direct specific changes to the Project. The Planning Commission has reviewed each of the alternatives and recommends approval of the Project.

The Los Angeles County Department of Regional Planning ("DRP") conducted its own independent departmental review and analysis of the Project and the preliminary Draft SEIR and circulated copies of the preliminary Draft SEIR to all affected County agencies. Interested County agencies conducted an independent review and analysis of the Project and preliminary Draft SEIR and provided written comments on the document, where appropriate, and those comments were incorporated into and made part of the Draft SEIR.

The Draft SEIR for the proposed Project was released for public review on May 2, 2017, and circulated for public review and comment for a 45-day period ending on June 15, 2017. In compliance with Section 15087 of the State CEQA Guidelines, the County provided public Notice of Availability ("NOA") of the Draft SEIR at the same time it sent a Notice of Completion to the Office of Planning and Research. The County used several methods to solicit comments on the Draft SEIR. The NOA, along with a CD

containing the Draft SEIR and technical appendices, were mailed to various agencies and organizations and to individuals who had previously requested such notice. The Draft SEIR was submitted to the State Clearinghouse for distribution to and review by State agencies. The NOA was also mailed to all property owners and occupants within 500 feet of the Project Site; homeowners associations within 500 feet of the Project Site; and all interested parties who previously called, corresponded, attended an EIR scoping session, and/or provided comments on the IS/NOP. Additionally, the NOA was posted on the Project Site and off site at two separate locations. Copies of the Draft SEIR were available for review at three (3) public libraries and at the County Department of Regional Planning Counter. The Draft SEIR was also available on the County's website by typing "Northlake" or "R2015-00408" into the case archive search box at this web address: <http://planning.lacounty.gov/case>. In addition, the County held a public hearing regarding the Project before a Hearing Examiner on May 24, 2017.

Following the close of public comment period on the Draft SEIR on June 15, 2017, detailed responses to all public agency comments and comments received from members of the general public received regarding the Project and the analyses of the Draft SEIR were prepared by DRP staff with assistance of a private consultant and reviewed, and revised as necessary by DRP and other County staff to reflect the County's independent judgment on issues raised. These Responses to Comments are included in the Final SEIR. In addition to correspondence from the Governor's Office of Planning and Research, 22 comment letters regarding the Project and Draft SEIR were received by the County; 4 of these letters were received after the end of the 45-day public review period. All of the comment letters received by the County have been included and responded to within the Final SEIR. Additionally, a transcript of the Hearing Examiner meeting is included in the Final SEIR.

The Final SEIR has been prepared by the County in accordance with CEQA, and State and County Guidelines for implementation of CEQA. More specifically, the County has relied on Section 15084(d)(3) of the State CEQA Guidelines, which allows acceptance of drafts prepared by the applicant, a consultant retained by the applicant, or any other person. DRP, acting for the County, has reviewed, considered, revised,

and edited as necessary the submitted drafts to reflect its own independent judgment, including reliance on County technical personnel from other departments.

Minor Project Revisions and Errata

An Errata was prepared to address late comments regarding the Final SEIR included as part of the February 15, 2018 Supplemental Memo For Additional Project Information ("February Errata"). The revisions involve only minor changes to the distribution of land uses and an overall reduction in density and intensity of use, and the Errata merely clarifies or amplifies or makes insignificant modifications in the adequate SEIR, which, in combination with the Errata, is appropriate for analyzing the environmental impacts of the Project, as revised.

At the February 21, 2018 public hearing, the Regional Planning Commission requested that the Applicant include an affordable housing component in the Project. Based on this request, the Applicant made minor revisions to the Project analyzed in the SEIR to include an affordable component. Specifically, the Applicant eliminated 108,283 square feet (SF) of industrial use and 13,197 SF of commercial land uses and redesignated the industrial areas and remaining 31,200 SF of commercial land uses (excluding Highway Commercial) as Mixed Use Neighborhood Commercial. The residential total at full buildout remains 3,150 units. However, 323 units will be reallocated from the Phase 2 area of the Project to the Phase 1 area (for a total of 2297 Phase 1 units). This includes 8 market-rate live-work units, which would combine residential living space with commercial space.

In addition, a total of 315 units will be deed restricted as affordable as defined by the County and developed in over both phases. Of the 315 affordable units, 95 would be designated as senior-living affordable units. The senior-living affordable units would be available for occupants aged 55 and over and who meet the minimum criteria to qualify for affordable housing. The remainder of the affordable housing units would not have any age restrictions.

An Errata dated April 4, 2018 ("April Errata") was prepared to determine whether these minor changes would change any of the conclusions of the SEIR. The April Errata shows that (a) the revisions result in a project that is substantially consistent with the Project as analyzed in the SEIR, (b) the revisions would not result in a new

significant impact from the Project or a new mitigation measure or a substantial increase in the severity of previously identified effects, (c) there is no feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the Project, but the Project's proponents decline to adopt it, and (d) the SEIR was not inadequate or conclusory in nature. The revisions involve only minor changes to the distribution of land uses and an overall reduction in density and intensity of use, and the April Errata merely clarifies or amplifies or makes insignificant modifications in the adequate SEIR, which, in combination with the Errata, is appropriate for analyzing the environmental impacts of the Project, as revised.

On April 18, 2018, the Regional Planning Commission adopted the required findings, certified the SEIR, and granted the requested Project approvals. The Center for Biological Diversity, Santa Monica Mountains Conservancy, and Golden State Environmental Justice Alliance (collectively, "Appellants") each filed an appeal (collectively, the "Appeals") of the Commissions' actions, including the certification of the SEIR and requested Project approvals.

An additional Errata was prepared in August 2018 ("August Errata") to make minor technical corrections in the Final SEIR and to provide further information in response to public comments at the Regional Planning Commission meeting, including information of suitable on- and off-site habitat available to implement mitigation measures for biological resources and a health risk assessment for sensitive receptors' proximity to the I-5 freeway. The August Errata does not disclose any new or substantially increased environmental effects of the Project, any feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the Project, or any significant new information requiring recirculation of the SEIR. The August Errata includes only minor technical changes to the SEIR and additional information to support the SEIR's conclusions, and the August Errata merely clarifies or amplifies or makes insignificant modifications in the adequate SEIR, which, in combination with the Errata (hereinafter, the term SEIR shall refer to the SEIR and all of the Errata), remains appropriate for analyzing the environmental impacts of the Project, as revised. On

September 25, 2018, the Board held a public hearing on the Appeals, took public testimony, and then voted to reject the Appeals, uphold the Regional Planning Commission's approval of the Project, and adopt the SEIR.

Section 1 of these findings discusses effects found not to be significant by the County in the Project's Initial Study. Section 2 of these findings discusses the potential environmental effects of the Project which are not significant or which have been mitigated to a less than significant level. Section 3 of these findings discusses the significant environmental effects of the Project which cannot be feasibly mitigated to a level of insignificance. Section 4 discusses the growth-inducing impacts of the Project. Section 5 discusses the significant irreversible environmental changes which would be involved in the Project should it be implemented. Section 6 discusses the evaluation of Alternatives to the Project. Section 7 discusses the Project's MMRP. Section 8 contains the Statement of Overriding Considerations. Section 9 contains the findings pursuant to State CEQA Guidelines Sections 15091 and 15092. Section 10 contains the findings pursuant to Public Resources Code Section 21082.1(c)(3). Section 11 contains a finding that no recirculation is required. Section 12 identifies the custodian of the record upon which these findings are based. Section 13 sets forth additional CEQA findings. The findings set forth in each section are supported by substantial evidence in the administrative record of the Project.

SECTION 1

EFFECTS FOUND NOT TO BE SIGNIFICANT

The County prepared an Initial Study for the Project, which is included in Appendix A of the Draft SEIR. The Initial Study provides a detailed discussion of the potential environmental impacts by topic and the reasons that each topical area is or is not analyzed further in the Draft SEIR. As further described in the Initial Study, the County identified a number of environmental issues for which the proposed Project would result in no impacts or less than significant impacts with the implementation of the required Standards and Guidelines identified in the Specific Plan and through conformance with applicable regulatory requirements. For certain issues regarding public services, the County found that there would be less than significant impacts through conformance with the mandatory applicable Mitigation Measures (MMs) identified in the 1992 SP EIR and 2012 SCVAP EIR.

Specifically, as presented in the Initial Study, the Project would not result in significant impacts related to: Aesthetics; Agricultural and Forest Resources; certain Air Quality impacts (objectionable odors); certain Biological Resources impacts (oak or other native tree woodlands, local policies or ordinances protecting biological resources, and adopted state, regional, or local habitat conservation plans); certain Energy impacts (conflicts with the County's Green Building Standards Code); certain Hazards and Hazardous Materials impacts (use/transport/disposal of hazardous materials, foreseeable release of hazardous materials, handling of hazardous materials in vicinity of sensitive land uses, development on a hazardous materials site, hazards relating to public or private airports/airstrips, impairment of an emergency response plan, and fire hazards); certain Geology and Soils impacts (soils incapable of supporting onsite wastewater treatment systems, and hillside standards); certain Hydrology and Water Quality impacts (water features that increase vector habitat, pollutant discharges into water bodies, onsite wastewater treatment systems, flood hazard areas and related flooding risks, and inundation); certain Land Use and Planning impacts (division of an established community, and conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria or other land use criteria); Mineral Resources; certain Noise impacts (airport noise); Population and Housing; Public Services;

Recreation; certain Transportation/Traffic impacts (changes in air traffic patterns, and increased hazards due to design features); and certain Utilities and Service System impacts (wastewater).

The rationale for the conclusion that no significant impact will occur in each of these issue areas is summarized below (and set forth in the Draft SEIR Section 7.0, Other CEQA Considerations, and in detail in the Initial Study (Appendix A of the Draft SEIR)), and based on that rationale and other evidence in the administrative record, the County finds and determines that the following environmental impact categories will not result in any significant impacts and that no mitigation measures are needed for these impact categories beyond those mandatory mitigation measures identified in the 1992 SP EIR and 2012 SCVAP EIR. These topics have not, therefore, been addressed in detail in the Final SEIR.

1. AESTHETICS

Scenic Vistas: The Project would conform to the Specific Plan's design guidelines, including requirements for grading, circulation, landscape, architecture, and signage, which would be applied related to community features; streetscapes; appropriate building mass and scale; and parameters for architectural design of residential and commercial structures. Adherence to the Specific Plan's grading guidelines would minimize conflict within the constraints of existing topography while allowing for livable, attractive areas, while compliance with the design guidelines set forth in the Specific Plan would ensure that development of the Project would not result in a significant impact on a scenic vista.

Visible From or Obstruct Views from a Regional Riding or Hiking Trail: Due to the location of the Castaic Lake State Recreation Area (SRA) trail system, the Project will be visible from trails; however, compliance with the design guidelines set forth in the Specific Plan would ensure that development of the Project would not result in a significant impact on a scenic vista, as described above. Additionally, Project-related development would not obstruct distant views from the trails. Therefore, impacts related to visibility from or obstruction of views from a regional riding or hiking trail would be less than significant.

Damaging Scenic Resources within a State Scenic Highway: The closest designated scenic highway portion of I-5 is located near the City of Santa Clarita (approximately five miles south of the Project Site) and with no views of the Project Site. SR-126 is also designated as a State of California Eligible State Scenic Highway, but is not officially designated. The Project Site is located north of the SR-126 and is not visible from any portion of the SR-126. Since there are no State scenic highways located near the Project Site, implementation of the proposed Project would not affect scenic resources along a State scenic highway. According to the County of Los Angeles General Plan Scenic Highway Element (1974), Lake Hughes Road between Old Ridge Route and Elizabeth Lake Road is considered to be a Second Priority Route – Proposed for Further Study; however, views of the Project Site are extremely limited due to intervening topography and elevation differences. Additionally, because this is not a formal designation, no impact would occur.

Degrade the Existing Visual Character or Quality of the Site: Because of the Project Site's canyon location and proposed development on moderate slopes below ridgeline elevations, there would be minimal visual impacts to surrounding land uses, including motorists along I-5 and recreational users at the Castaic Lake SRA. Moreover, the existing major ridgelines would remain intact in their existing natural condition, unaffected by the proposed Project. Open space is integrated within the design of the Specific Plan and would preserve ridgelines and hillsides; protect sensitive environmental resources; provide view amenities; accommodate the greenbelt trail; and separate residential neighborhood enclaves. Further, the Project would comply with all established Specific Plan design guidelines. Therefore, impacts would be less than significant.

Create a New Source of Substantial Light, or Glare: The proposed Project would create new sources of light and glare during construction. Limited lighting would be necessary in active construction areas for security reasons. Because of the depth of the canyon, and requirements for shielding night lighting as stated in the NorthLake Specific Plan Design Guidelines, light and glare effects from construction activities are not expected to affect drivers on I-5 or visitors to the Castaic Lake SRA. During construction activities, lighting may be required, which could be visible from the Castaic

Lake SRA; however, construction lighting would be temporary and limited in nature. Overall, construction-generated light and glare would be considered less than significant.

Operation of the proposed Project would introduce new light sources into the area. Lighting associated with the proposed Project would be confined to the Project boundaries, and proposed lighting would be shielded or directed downwards to minimize light spillover pursuant to MM 5.2-17 which requires preparation of a Lighting Plan. All development would conform to the lighting design guidelines set forth in the Specific Plan. No potential sources of glare are proposed with the Project. Therefore, potential operational impacts regarding light and glare would be less than significant.

2. AGRICULTURAL AND FOREST RESOURCES

Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to Non-Agricultural Use: According to Figure 3.5-1, Farmland Designations within the OVOV Planning Area, of the 2012 SCVAP EIR, the Site is designated as "Grazing Land". This is not included in the definition of Important Farmland (i.e., land designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance); therefore, the conversion of grazing land is not a significant impact.

Conflict with Agricultural Zoning or a Williamson Act Contract: As noted in the 2012 SCVAP EIR, the only Williamson Act contracted lands in Los Angeles County are located on Catalina Island and do not impact the Project Site. The proposed Project would not result in the conversion of farmland to non-agricultural uses.

Conflict with Zoning for or Cause Forest Land or Timberland to Be Rezoned or Result in Loss or Conversion of Forest Land to Non-Forest Use: The Project Site is not zoned as forest land as defined by Section 1220(g) of the California Public Resources Code, as timberland as defined by Section 4526 of the California Public Resources Code, or as timberland zoned for timberland production as defined by Section 51104(g) of the California Public Resources Code. The existing zoning for the Project Site is SP (Specific Plan). Therefore, the proposed Project would not conflict with existing zoning for, or cause the rezoning of, forest land, timberland, or timberland zoned for timberland production. No impacts to agriculture or forestry resources would occur in connection with the Project, and no mitigation measures are required.

3. AIR QUALITY

Objectionable Odors: The Project's proposed commercial and residential land uses are not expected to create unusual or objectionable odors. Some odors may be associated with the operation of diesel engines during site preparation; however, these odors are typical of urbanized environments and would be subject to construction and air quality regulations, including proper maintenance of machinery, in order to minimize engine emissions. These emissions are also of short duration and odors are quickly dispersed into the atmosphere. Any future on-site commercial uses that may emit steam (such as restaurants) are required to secure appropriate permits from the South Coast Air Quality Management District (SCAQMD). Compliance with SCAQMD rules and permit requirements would ensure that no objectionable odors would be created. Proposed residential uses would not generate objectionable odors. Therefore, no odor-related impacts would result from the Project.

4. BIOLOGICAL RESOURCES

Convert Oak Woodlands or Otherwise Contain Oak or Other Unique Native Trees: Based on preliminary biological surveys conducted for the proposed Project, there are no oak trees or areas characterized as oak woodlands on the Project site, and no impacts related to these resources would occur.

Local Policies and Ordinances Protecting Biological Resources: As shown on Exhibit CO-5 of the 2012 SCVAP, the Project Site is not located in a Significant Ecological Area (SEA). No oak or other significant indigenous woodlands or biological resources in other designated SEAs in the vicinity would be impacted through Project development.

Habitat Conservation Plan or Other Approved Local, Regional, or State Habitat Conservation Plan: The Project Site is not located within an adopted habitat conservation plan; natural community conservation plan; or other approved local, regional, or State habitat conservation plan. Therefore, implementation of the proposed Project would not result in a significant adverse impact by conflicting with any of the above-mentioned plans.

5. ENERGY

Los Angeles County Green Building Standards Code: As discussed in the 2012 SCVAP EIR, all newly constructed buildings in California are subject to the requirements of the CALGreen Code; therefore, the Project would be required to comply with the CALGreen Code, as adopted by Los Angeles County as County Code Title 31. Therefore, no impacts regarding this topic would occur.

6. HAZARDS AND HAZARDOUS MATERIALS

Create a Significant Hazard to the Public or Environment through Use, Transport, and/or Disposal of Hazardous Materials or Potential Upset and Accident Conditions:

Any hazardous materials used during construction would be transported, used, stored, and disposed of according to federal, State, and local health and safety requirements. Accordingly, no construction-related impacts would occur. Similarly, new commercial and residential development will adhere to the guidelines and requirements set forth by the County of Los Angeles in the Los Angeles County Hazardous Waste Management Plan. Accordingly, no operational-related impacts would occur.

Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment: Based on preliminary evaluation of the Project Site and consistent with the analysis provided in the 1992 SP EIR, the Project Site includes two easements containing underground pipelines. Implementation of the proposed Project would require the relocation of these pipelines. However, anticipated relocation activities would be performed in accordance with all applicable rules and regulations set forth by the State Fire Marshal and pursuant to Section 51010 California Code of Regulations and the Code of Federal Regulations (Title 49 and Part 195). Therefore, potential impacts associated with the release of hazardous materials or waste into the environment would be less than significant.

Emit or Handle Hazardous Materials Substances or Waste within One-Quarter Mile of Sensitive Land Uses: The Project Site is currently undeveloped with the exception of the NorthLake Hills Elementary School located on its southern portion. The operation of proposed commercial uses would involve the transport, storage, and

sale of various hazardous materials, such as petroleum products, pesticides, fertilizers, and other products such as paint, solvents, and cleaning products. However, these uses would not involve the use, storage, handling, transport, or emission of these hazardous materials in a manner or quantity that would result in a risk to NorthLake Hills Elementary School.

Hazardous Materials Sites Compiled Pursuant to Section 65962.5 of the California Government Code: Pursuant to a Phase I environmental site assessment prepared for the Project, and included as Appendix F to the Final SEIR, there are currently no active sites listed on the CERCLIS Database or the Envirostor Database on the Project Site.

Safety Hazard for Those Residing or Working Within an Airport Land Use Plan or Within Two Miles of a Public or Public Use Airport: According to the 2012 SCVAP EIR, the County's Planning Area currently contains one privately owned public airport known as Agua Dulce Airpark, located approximately 18 miles west of the Project Site in an unincorporated area of Los Angeles County. The County has adopted an Airport Land Use Plan to protect the clear zones and ensure land use compatibility with airport operations, and the Project Site is outside the Airport Influence Area. No impacts are anticipated.

Private Airstrip Safety Hazard: The Project Site is not within the vicinity of a private airstrip.

Impair Implementation of or Interfere with an Emergency Response Plan: Implementation of the proposed Project would generate an increase in the amount and volume of traffic on local and regional roadway networks. However, the developers of the proposed Project would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, State, and/or federal requirements related to emergency access and evacuation plans. Due to these design considerations and the fact that the Project Site is not included as part of an adopted emergency response plan or emergency evacuation plan, no impact would occur.

Potentially Dangerous Fire Hazard: Proposed land uses do not constitute an unusually high or potentially dangerous fire hazard despite increased population in that it would provide significantly greater fire service access to open space areas; provide for

the construction of up six new water tanks to serve the Project Site, thereby providing greater water access and increased water pressure; and provide a 1.4-acre parcel for the construction of an interim fire station on the Project Site to ensure adequate fire protection for the proposed project and surrounding areas. The proposed Project design shall also be in conformance with requirements of the County of Los Angeles for emergency ingress and egress and shall be reviewed by Los Angeles County Fire Department and Los Angeles County Department of Building and Safety. Accordingly, no impacts would result, and rather, development of the Project would substantially decrease the possibility of wildfires.

7. GEOLOGY AND SOILS

Soils Incapable of Supporting Onsite Wastewater Treatment Systems: The proposed Project will be connected to the municipal sewer system and does not propose any septic tanks. Therefore, there would be no impacts pertaining to this topic area.

Hillside Management Area Ordinance or Design Standards: As shown on Figure 9.8, Hillside Management Areas and Ridgeline Management Map, of the Draft Los Angeles County General Plan 2035, the Project Site is located in a Hillside Management Area (greater than 25 percent slope). However, the updated Hillside Management Area Ordinance is currently draft in form and, therefore, would not apply to development of a currently approved specific plan. Because the Specific Plan was approved and entitled for development prior to adoption of the updated Hillside Management Ordinance, development need only to comply with any hillside design standards in effect at the time that the Specific Plan was approved and as further addressed in the 2012 SCVAP. Because the Project would comply with these design standards, no impact would occur.

8. HYDROLOGY AND WATER QUALITY

Add Water Features or Conditions that Increase Habitat for Mosquitoes and Other Vectors that Transmit Diseases and Result in Increased Pesticide Use: The proposed Project would not introduce any water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other

vectors. Moreover, to the extent feasible, proposed development would adhere to applicable prevention and control recommendations according to the California Department of Public Health, the California Department of Pesticide Regulation, and the Centers for Disease Control and Prevention. Accordingly, no impacts would occur.

Result in Point or Nonpoint Source Pollutant Discharges into State Water Resources Control Board Designated Areas of Special Biological Significance: The nearest State Water Resources Control Board-designated Area of Special Biological Significance (ASBS) is the Laguna Point to Latigo Point ASBS located along 24 miles of coast in Ventura and Los Angeles Counties, located approximately 40 miles southwest of the Project Site. Due to the distance from the Project Site, development of the Project would not result in point or nonpoint source pollutant discharges into a designated ASBS, and no impact would occur.

Use Onsite Wastewater Treatment Systems in Areas with Known Geological Limitations or in Close Proximity to Surface Water: The Project Site would require annexation into the Sanitation Districts of County of Los Angeles. Once annexation is complete, the wastewater flow originating from the proposed Project would discharge into a local sewer line and flow through existing local sewer lines. Wastewater would then be treated by one of ten existing water reclamation plants. Therefore, no impacts related to use of on-site wastewater treatment systems would occur.

Place Housing or Structures in a 100-year Flood Hazard Area: Consistent with the analysis presented in the 2012 SCVAP EIR and according to Exhibit S-4, Floodplains, of the 2012 SCVAP, no portion of the Project Site is located in areas designated as Special Flood Hazard Areas or within the boundary of the 100- or 500-Year floodplains. Therefore, the Project would not place housing or other structures within a flood hazard area, floodway, or floodplain.

Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding: The Project Site is not adjacent to any levee or dam structures, with the exception of the dam associated with Castaic Lake and Castaic Lagoon. However, both of these structures are located downstream of the Project Site (to the south and east) and would not pose a risk to structures or residents of the Project Site.

Inundation by Seiche, Tsunami, or Mudflow: The Project Site is located over 40 miles from the coast; therefore, there would be no threat of a tsunami. The Project Site is located in the vicinity of Castaic Lake; however, the main area that would be subject to inundation would be Grasshopper Canyon, which currently runs in a general north-south direction and extends the length of the Project Site. As part of the Project's grading, Grasshopper Canyon would be filled and the elevation would be such that Castaic Lake would not represent a threat. Further, Project-related grading and development, including landscaping, would minimize exposed ground surface that would be subject to mudflows. Therefore, the Project would not create a hazard by placing structures in areas subject to inundation by seiche, tsunami, or mudflow.

9. LAND USE AND PLANNING

Physically Divide an Established Community: The Project Site is currently undeveloped with the exception of the NorthLake Hills Elementary School located in the southern portion of the Project Site. The parcels to the north include six scattered single-family residences. The existing NorthLake residential development is located adjacent to and southeast of the site along Ridge Route Road and additional residential and commercial development in the City of Castaic is located to the south. Castaic Lake and uses associated the Castaic Lake SRA as well as undeveloped lands are located east of the Project Site. Limited development exists to the north and south, and the Project Site is bordered by the I-5 freeway to the west. Due to the lack of development on the Project Site, implementation of the proposed Project would not physically divide an established community.

Conflict with Hillside Management Criteria, Significant Ecological Areas Conformance Criteria, or Other Applicable Land Use Criteria: Based on Figure CO-1, Hillside and Designated Ridgelines in the Santa Clarita Valley, of the 2012 SCVAP, the Project Site is characterized by natural slopes of 25 percent or greater and would qualify as a Hillside Management Area (HMA). Because development of the proposed Project was contemplated as part of the Specific Plan, which was approved prior to the HMA ordinance, compliance with the HMA ordinance is not required. Development need only to comply with any hillside design standards in effect at the time that the Specific Plan was approved and as further addressed in the 2012 SCVAP. Additionally, and as

shown on Figure CO-5, Significant Ecological Areas Designated by Los Angeles County, of the 2012 SCVAP, the Project Site is not designated as an SEA.

10. MINERAL RESOURCES

Loss of Availability of a Known, Valuable Mineral Resource or a Locally-Important Mineral Resource Recovery Site: As shown on Figure 3.10-1, Existing Mineral Resources, of the 2012 SCVAP EIR, there are no mineral resources in the Project area. For this reason, development of the Project Site would not result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state. According to the 2012 SCVAP EIR, there are no oil and natural gas fields, wells, or extraction areas located within the Project area. As shown on Figure 3.10-1, Existing Mineral Resources, of the SCVAP 2012 EIR, all identified oil and natural gas resources are located east of I-5 Freeway or south of Lake Hughes Road, outside of the Project area. Therefore, there would be no loss of mineral resources or of a locally important mineral resource recovery site.

11. NOISE

Expose People Residing or Working in the Project Area to Excessive Noise Levels Due to Airport Noise: The Agua Dulce Airpark is located approximately 18 miles west of the Project Site. According to the Los Angeles County Airport Land Use Plan (2004), the Project Site is located outside of the 70 Community Noise Equivalent Level (CNEL) noise contour; therefore, aircraft overflights would not significantly contribute to the noise environment and would not subject future residents of the Project to excessive noise levels. The Project Site is not located near a private airstrip. Accordingly, no airport-related noise impacts would occur.

12. POPULATION AND HOUSING

Induce Substantial Population Growth or Cumulatively Exceed Official Regional or Local Population Projections: The Project proposes development of up to 3,150 dwelling units and would not exceed the current entitlement for the Project Site (i.e., development of up to 3,623 housing units is allowed). Based on an average household size of 3.09 persons per household, as identified in the 2012 SCVAP EIR, the Specific Plan would generate approximately 9,734 new residents. Although the Project would introduce new population to the area, the increase in population has been anticipated

and included in regional and local projections, including the recent 2012 SCVAP and its associated EIR, as well as regional planning efforts by the Southern California Association of Governments (SCAG). Therefore, anticipated population growth impacts associated with the Project would be less than significant.

Displace Substantial Numbers of Existing Housing or People: Development of the proposed Project would not result in the displacement of any existing housing and would not necessitate a need for the construction of replacement housing elsewhere. For this reason, no impacts associated with the displacement of existing housing would occur.

13. PUBLIC SERVICES

Fire Protection: Fire protection services are provided to the Project Site by the County of Los Angeles Fire Department (LACoFD). With the introduction of various commercial and residential uses on Project Site as part of the proposed Project, there would be an associated increase in demand for fire protection services. According to the 2012 SCVAP EIR, to achieve fire protection for all residents of the County's Planning Area, the County Department of Public Works Building and Safety Division and LACoFD would enforce fire standards as they review building plans and conduct building inspections. Additional programs implemented to ensure compliance with established fire standards include: the maintenance of a Countywide Information Map, showing area of high fire hazard areas, and the provision of uniform fire improvement standards for various land uses. Fire stations would also be funded by the Joint Consolidated Annual Tax Bill (Fire Service Funding subsection). As discussed in Section 4.0 of the Draft SEIR, a 1.4-acre site will be conveyed to the LACoFD for future development of a fire station to serve the Project Site and surrounding areas. Additionally, the 2012 SCVAP EIR identifies mitigation measures (MM 3.15-2 and 3.15-3) that require payment of a Developer Fee as well as provision of water service which would reduce impacts to less than significant levels. Therefore, implementation of mitigation and compliance with the policies identified below as set forth in the 2012 SCVAP EIR, would ensure that impacts related to fire protection services would be less than significant.

- **SCVAP MM 3.15-2** Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program to the satisfaction of the County of Los Angeles Fire Department and, prior to the issuance of the 1,750th building permit for VTTM 73336 (Phase 1) the developer shall convey an improved 1.4-acre fire station site to the Los Angeles County Fire Department (see attached “Fire Station Site Requirements”).
- **SCVAP MM 3.15-3** Adequate water availability shall be provided to service construction activities of any project to the satisfaction of the County of Los Angeles Fire Department.

Sheriff Protection: Sheriff protection services are provided to the Project Site by the Los Angeles County Sheriff’s Department. With the introduction of various commercial, industrial, and residential uses on site as part of the proposed Project, there would be an associated increase in demand for sheriff protection services. According to the 2012 SCVAP EIR, the Sheriff’s Department has a standard of one sworn officer per 1,000 residents. It was determined that full buildout of the 2012 SCVAP, which includes the proposed Project, would create a need for additional officers to adequately cover the area and meet the standard as well as additional stations to house these officers and incarcerated people. The 2012 SCVAP EIR identifies mitigation measure MM 3.15-4 that requires payment of the Los Angeles County Sheriff’s established law enforcement facilities fees for North Los Angeles County, the Law Enforcement Facilities Mitigation Fees as specified in Chapter 22.74 of the Los Angeles County Municipal Code. Payment of fees would fund the acquisition and construction of additional sheriff stations, which would reduce impacts to less than significant levels. Additionally, the Project would implement strategies and design principles to discourage potential criminal behavior and activities, including principles of Crime Prevention Through Environmental Design. Therefore, implementation of mitigation and compliance with the policies identified below as set forth in the 2012 SCVAP 2012 EIR, would ensure that impacts related to sheriff protection services would be less than significant.

- **SCVAP MM 3.15-4** Development applicant(s) shall be required to pay the Los Angeles County Sheriff's established law enforcement facility fees for North Los Angeles County prior to issuance of a certificate of occupancy on any structure. The fees are for the acquisition and construction of public facilities to provide adequate service to the residents of the County's Planning Area.

Schools: According to the 2012 SCVAP EIR, six public school districts serve the Santa Clarita Valley Planning Area. These local public school districts provide 17 schools including 14 elementary schools; 2 junior high schools, and 1 high school. Consistent with the findings of the 2012 SCVAP EIR, the proposed Project would generate an increase in student enrollment within the local school districts. However, payment of school fees in compliance with Senate Bill (SB) 50 will provide full and complete mitigation; therefore, a significant impact would not occur.

Parks: Based on an anticipated population increase of approximately 9,734 new residents, approximately 48.67 acres of parkland would be required to be consistent with the County standard of 5 acres of parkland per 1,000 residents as recommended by the 2012 SCVAP. Approximately 799.5 acres of parks and open space are proposed within the Specific Plan and, within these areas, approximately 166.9 acres would be designated as parkland and other recreational facilities, including parks, enhanced parkways, trails, a sports park, and neighborhood parks. As part of the Project, a portion of this acreage would be designated as public parklands, consistent with the County Code and the Quimby Act. Therefore, impacts to parks would be less than significant.

Libraries: The County of Los Angeles Public Library operates all public libraries within the Project area. The County of Los Angeles Public Library System has a service level guideline of 2.75 items per 1,000 residents and 0.5 square foot of library space per 1,000 residents. Implementation of the proposed Project could result in the potential for increased demand for library services to the extent that expansion and construction of new facilities would be required. Consistent with the 2012 SCVAP EIR, implementation of the identified mitigation measure (MM 3.15-1), summarized below, requiring payment of library fees would reduce the potential impact to a less than significant level.

- **SCVAP MM 3.15-1** Project developers shall pay the current library fee at the time of building permit issuance (\$885.00 per residential unit for FY 2016-17) to the County of Los Angeles to offset the demand for library items and building square footage generated by the proposed project. The library mitigation payment shall be made on a building permit by building permit basis by the developer for residential projects.

Other Public Facilities: As discussed in the 2012 SCVAP EIR, there are a variety of healthcare facilities in the Project area, including the Henry Mayo Newhall Memorial Hospital (HMNMH), which is the primary acute care and trauma hospital in the Santa Clarita Valley, and several urgent care facilities. Consistent with the analysis provided in the 2012 SCVAP EIR, the HMNMH received approval from the City of Santa Clarita to expand its facilities to better meet the needs of the Santa Clarita Valley area, including the proposed Project Site, as proposed. Future expansion plans for the HMNMH include construction of a new inpatient hospital building that will add up to 120 new beds, new medical office buildings designed to support hospital programs and services, a new central plan, new parking structures, and a helipad. Because these improvements are intended to address long-term growth associated with the 2012 SCVAP, which includes the Specific Plan, impacts on health services would be less than significant.

14. RECREATION

Increased Use of Existing Neighborhood and Regional Parks or Other Recreational Facilities: As part of the Project, approximately 167 acres would be designated as parkland and other recreational facilities, including parks, enhanced parkways, trails, a sports park, and neighborhood parks. These areas would be developed as a combination of public and private parklands and recreational facilities which would serve the anticipated demand resulting from Project development as well as a need for park and recreational facilities within the local Project area. Therefore, impacts to parks would be less than significant.

Construction or Expansion of Recreational Facilities: The proposed Project would include the development of approximately 167 acres of public and private parklands and recreational uses; however, development of these uses would occur entirely within the

development footprint assumed for the proposed Project. Impacts would be less than significant.

Interfere with Regional Open Space Connectivity: Due to existing development to the south and the I-5 freeway to the west, the Project Site does not serve as key open space connection. Additionally, the Castaic Lake SRA trail system, located east of the Project Site and which provides connection to local open space areas in the region, would not be impacted through development of the Project and would continue to provide trail connectivity to open space areas. Various “informal” or unofficial trails traverse the Project Site and likely connect to portions of the Castaic Lake SRA trail system. While development of the Project Site would preclude the future use of these trails, the use of these trails within the boundaries of the Project Site is prohibited (i.e., users are trespassing on private property). Moreover, the Project would provide new trails onsite. Therefore, this would not represent a significant impact.

15. TRANSPORTATION/TRAFFIC

Changes in Air Traffic Patterns: The proposed Project will not impact air traffic patterns. No airports are located in the immediate Project area. Regional air traffic demands would be accommodated by Los Angeles International Airport, John Wayne Airport, Ontario Airport, Long Beach Airport, and San Diego International Airport.

Increase Hazards Due to a Design Feature: According to the 2012 SCVAP EIR, hazards due to roadway design would be evaluated on a project-by-project basis. The proposed Project would include implementation of the Access and Circulation Plan that provides circulation and design standards for the layout of arterial highways and local collector streets. Because the Specific Plan, including the Access and Circulation Plan, was evaluated as part of the certified 1992 SP EIR, no significant impacts are anticipated. Further, all roadway design would comply with applicable design standards and requirements set forth in the Specific Plan and would be subject to review and approval by the County of Los Angeles Department of Public Works. Therefore, impacts would be less than significant.

16. UTILITIES AND SERVICE SYSTEMS

Exceed Wastewater Treatment Requirements of Either the Los Angeles or Lahontan Regional Water Quality Control Boards: The Project Site is located within the

service area of the County of Los Angeles Sanitation Districts and would be served by Santa Clarita Valley Sanitation District (SCVSD). Waste Discharge Requirements are issued by the Los Angeles Regional Water Quality Control Board (LARWQCB) under the provisions of the California Water Code (Division 7 Water Quality, Chapter 4 Regional Water Quality Control, Article 4 Waste Discharge Requirements). The first tier of requirements regulates the discharge of wastes which are not made to surface waters but which may impact the region's water quality by affecting underlying groundwater basins. As a second tier of requirements, operational discharge flows treated at the Valencia Water Reclamation Plant (VWRP) would be required to comply with waste discharge requirements specifically identified for the facility. Because the Project would be subject to all applicable requirements governing the types of discharge entering the wastewater collection system, the proposed Project would not discharge wastewater into the domestic sewer system that would cause the VWRP to exceed requirements, as determined by the LARWQCB's Water Discharge Requirements, resulting in a less than significant impact. The SCVSD's compliance with conditions, permits, and discharge requirements would further ensure that wastewater treatment requirements would not be exceeded.

SECTION 2

POTENTIAL ENVIRONMENTAL EFFECTS WHICH ARE NOT SIGNIFICANT OR WHICH HAVE BEEN MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

All Final SEIR mitigation measures (as set forth in the MMRP attached as Exhibit A to these findings, and as modified by the Errata) have been incorporated by reference into the Project's conditions of approval. In addition, the other required conditions of the Project Approvals further lessen the potential effects of the Project.

The Board has determined, based on the Final SEIR and Errata, that the Project's design features, mitigation measures, and conditions of approval will reduce Project-specific impacts concerning Biological Resources, Cultural Resources, Energy, Hazards, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, and Utilities and Service Systems to less than significant levels. These less-than-significant impacts are in addition to those environmental effects not found to be significant by the Initial Study and not further analyzed in the Draft SEIR, as set forth in Section 1 of these Findings (Effects Found Not to Be Significant).

The Board has further determined, based on the Final EIR and Errata, that there are no significant cumulative impacts, or that the Project's design features, mitigation measures, and conditions of approval will reduce the Project's contribution to less than cumulatively considerable levels, concerning Biological Resources, Cultural Resources, Energy, Hazards, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, and Utilities and Service Systems. These cumulatively less-than-significant impacts are in addition to those environmental effects not found to be significant by the Initial Study and not further analyzed in the SEIR, as set forth in Section 1 of these Findings (Effects Found Not to Be Significant).

Project Impacts

1. Biological Resources

Potential Effect

The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California

Department of Fish and Wildlife (“CDFW”) or U.S. Fish and Wildlife Service (“USFWS”). The Project could have a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local regional plans, policies, regulations, or by the CDFW or the USFWS, or have a substantial adverse effect on federally or state protected wetlands as defined by Section 404 of the Clean Water Act (“CWA”) or California Fish & Game Code Section 1600.

Finding

With implementation of the mitigation measures identified by the 1992 SP EIR, 2012 SCVAP EIR, and the SEIR, as well as the Project’s conditions of approval, potential impacts to biological resources would be reduced to a less than significant level during construction and operation of the Project.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects, and the biological resources impacts of the Project would be less than significant.

Facts

Potential biological resource impacts are discussed in Section 5.2 of the Draft SEIR, as well as in the Final SEIR, the Errata, and the Glenn Lukos Associates’ Independent Review of Biological Resources Assessment by BonTerra Psomas for the NorthLake Final Supplemental EIR (September 13, 2018) (Independent Review of Biological Resources Assessment). The findings of the biological surveys of the Project Site (general surveys were conducted from 1997 to 2004, and additional focused surveys were conducted in 2005, 2006, 2007, 2014, 2015, and 2017) and review of related studies are compiled in the Biological Technical Report included as Appendix D to the Draft SEIR, and as supplemented in Attachment C to the Final SEIR and Attachment A to the August Errata.

Potential Direct and Indirect Impacts to Special Status Species

Direct Impacts to Special Status Plants

Twenty-six vegetation types, encompassing sage scrub communities, native grassland communities, annual grassland communities, riparian/open water communities, and disturbed/ornamental vegetation, occur or have the potential to occur on the Project Site, as detailed in Table 5.2-1 of the Draft SEIR and Table A-1 of

Appendix A of the Biological Technical Report. Of these vegetation types, eight special status plant species (including species that have been afforded special status and/or recognition by federal and State resource agencies, as well as private conservation organizations) are known to occur on the Project Site, as described below.

Round-leaved filaree was previously found at one location in 2001 (60 individuals) in annual grassland on the Project Site. Project impacts on this species would be considered adverse, and potentially significant due to its lack of abundance throughout its range. Therefore, mitigation would be required for this species. Implementation of MM 5.2-5 as described below would compensate for the loss of round-leaved filaree individuals impacted by the Project, and impacts would be less than significant.

During the most recent focused plant surveys (2014), approximately 1,709 individuals of slender/club-haired mariposa lily hybrids were observed at 36 locations; an additional 22 populations contain plants of varying densities, likely representing an additional 1,000 or more individuals (however, the existing lily population may be larger than this). Although the majority of the lilies occurring on site are likely hybrids between club-haired and slender mariposa lily and both species are locally relatively common, due to the rarity of the slender mariposa lily throughout its range, and the large population occurring on site, the loss of these lilies would be considered a potentially significant impact. These impacts would be reduced to less than significant through implementation of MM 5.2-4 which requires a Lily Mitigation Plan as described below.

Peirson's morning glory was observed throughout the native upland vegetation types, especially in sage scrub-grassland ecotone areas, as well as in disturbed areas along the side of Ridge Route Road. Impacts on these species would be considered adverse, but less than significant due to the low status of these species and their relative abundance throughout their range and no mitigation is required. However, impacts on these species would be further reduced through the implementation of mitigation requirements for vegetation types (MM 5.2-2 and MM 5.2-6, MM 5.2-7, and MM 5.2-8) and special status plants (MM 5.2-5), as described below.

Paniculate tarplant was found at one location on the Project Site during the 2014 focused surveys. Impacts on this species would be considered adverse and potentially

significant due its relative lack of abundance throughout its range. Therefore, mitigation would be required. Implementation of MM 5.2-5, which requires a Special Status Plant Species Restoration Plan as described below, would reduce this impact to a level considered less than significant.

Bobtail barley was observed at one location in 1998; however, this location is now approximately 4,350 feet outside the current Project boundary. Moreover, no other instances of this species were observed during the 2014 surveys, and accordingly, no impacts are anticipated to occur.

Southern California black walnut was observed along the road in the northern portion of the Project Site. Based upon its location and confinement to this particular area of the Project Site, it appears that these trees were planted and are not native to the site. These trees are not expected to be impacted by Project development and no mitigation is required.

Southwestern spiny rush occurs throughout much of the main drainage in Grasshopper Canyon on the Project Site. Impacts on this species would be considered potentially significant due to its relative lack of abundance throughout its range. Implementation of MM 5.2-5, which requires a Special Status Plant Species Restoration Plan as described below, would reduce this impact to a level considered less than significant.

Direct Impacts to Special Status Wildlife

A list of special status species types (including species that have been afforded special status and/or recognition by federal and State resource agencies, as well as private conservation organizations) that have the potential to occur on the Project Site is provided by Table 5.2-4 of the Draft SEIR. A summary of the Project's potential direct impacts to special status wildlife species is provided below:

- Focused surveys determined that special status fairy shrimp species were absent from the Project Site; therefore, there would be no impact and no mitigation would be required.
- No special status fish species are expected to occur within the Project Site because of a lack of suitable habitat, and therefore there would be no impact.

- The arroyo toad and the California red-legged frog were determined to be absent from the Project Site during focused surveys and are not expected to occur in the future due to isolation from known populations of these species. Therefore, there would be no impact on these species and no mitigation would be required.
- The western spadefoot was observed incidentally during previous general and focuses surveys. Since this population is one of few known populations in the region and Project impacts would result in the loss of these populations (or a substantial portion thereof), impacts on this species would be considered significant. Implementation of MM 5.2-9, which requires a western spadefoot relocation program as described below, would reduce this impact to a less than significant level.
- The loss of native habitat for special status reptile species potentially occurring within the Project Site (silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ring-necked snake, Blainville's horned lizard, and coast patch-nosed snake) would be considered adverse but less than significant impact for these species due to the availability of habitat throughout the Project vicinity and region. Direct impacts to these species may be considered potentially significant; however, implementation of MM 5.2-10, which would require biological monitoring and relocation, would reduce this impact to a less than significant level.
- Several federal and/or State-listed Threatened or Endangered bird species occur in the Project region; however, some (e.g., Swainson's hawk, Western yellow-billed cuckoo, California condor, bald eagle) are not expected to occur within the Project Site due to lack of suitable habitat. No impacts to these federal and/or state-listed Threatened or Endangered species are expected to occur; therefore, no mitigation is required.
- There is no suitable nesting habitat for single tricolored blackbirds within or in the vicinity of the Project Site; therefore, Project implementation is not expected to impact this species. Southwestern willow flycatcher and least Bell's vireo were observed in 2006 and 2004, respectively. The

proposed Project would not directly impact the areas where the flycatchers and vireo were detected, but would impact riparian habitat that could potentially be occupied by these species in future years. Mitigation Measures MM 5.2-1, MM 5.2-2, MM 5.2-3,MMs 5.2-8, MM 5.2-10, and MM 5.2-11, as described below, would reduce this impact to less than significant through biological monitoring during vegetation removal and preservation, creation, and enhancement of habitat potentially used by these species.

- The coastal California gnatcatcher was observed on the Project Site during the 2014 and 2015 focused surveys. Project implementation would impact the coastal sage scrub habitat that supported nesting coastal California gnatcatchers as well as sage scrub vegetation potentially used by the coastal California gnatcatcher for breeding, foraging, or dispersal. These impacts would be considered potentially significant. Implementation of MM 5.2-1, MM 5.2-2, MM 5.2-6, MM 5.2-12, and MM 5.2-13, as described below, would reduce these significant impacts to a level that is considered less than significant through biological monitoring during vegetation removal and preservation, creation, and enhancement of habitat. Additionally, MM 5.2-15 requires consultation with USFWS within the framework of Section 7 through the USACE regulatory permitting process.
- Other bird species that are considered special status, but are not listed as Threatened or Endangered by federal or State resources agencies, occur or potentially occur on the Project Site (southern California rufous-crowned sparrow, grasshopper sparrow, Bell's sage sparrow, yellow warbler, California horned lark, yellow-breasted chat, loggerhead shrike, Oregon vesper sparrow, and yellow-headed blackbird). Project implementation would result in the loss of grassland, sage scrub, and riparian habitat that may be used by these species. This would be an adverse impact on these species, but not substantial enough on a regional basis to warrant a finding of significance under Section 15380 of the State

CEQA Guidelines because the Project would not impact a substantial population of these species and would not cause regional populations to drop below self-sustaining levels. Therefore, no mitigation would be required; however, any potential impacts would be reduced through implementation of MMs 5.2-6, 5.2-7, 5.2-8, and 5.2-11 which provide for native vegetation enhancement, restoration, and preservation of sage scrub, foothill needlegrass grassland, California annual grassland/wildflower fields, and riparian vegetation types.

- The proposed Project would result in the loss of suitable foraging habitat for a variety of raptor species such as the Cooper's hawk, sharp-shinned hawk, golden eagle, long-eared owl, ferruginous hawk, Swainson's hawk, northern harrier, white-tailed kite, merlin, and prairie falcon. Of these species, the golden eagle and white-tailed kite are also considered Fully Protected species. The loss of habitat would be considered adverse but less than significant because the Project would not impact a substantial population of the raptor species mentioned above and would not cause regional populations to drop below self-sustaining levels. Should an active raptor nest (common or special status species) be found in the study area, the loss of the nest due to Project implementation would be considered a violation of Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, and would be considered significant. Implementation of MM 5.2-12 and MM 5.2-13 would reduce this impact to less than significant through requiring pre-construction nesting raptor surveys and providing a biological monitor during vegetation removal activities.
- The burrowing owl has been identified on the Project Site, and the focused surveys determined that the Project Site is only used by the burrowing owls for wintering and not breeding. Although the evidence indicating lack of breeding burrowing owls described in the Draft SEIR is very strong, in order to provide additional assurances, a breeding season survey was conducted in 2017 using the CDFW 2012 protocol. Results of the survey are included in Appendix C of the Final SEIR. Consistent with the Draft

SEIR, no breeding burrowing owls were detected. Breeding or wintering populations of burrowing owl have been almost completely extirpated from the coastal slope of southern California; therefore, impacts to this wintering population would be considered potentially significant. Implementation of MM 5.2-12, MM 5.2-13, and MM 5.2-14, as described below, would reduce impacts to less than significant by requiring pre-construction wintering owl surveys, and if active wintering burrows are detected within the Project impact boundary, construction of artificial burrows outside the impact boundary within suitable habitat.

- The initial Project general field surveys conducted by experienced and qualified biologists included a habitat assessment coupled with a current literature review and subsequent review of all species known to occur or potentially occurring in the region. The results of the assessment concluded that the Project Site is not expected to support ringtail. One of the primary factors in that determination is the known range of the ringtail. CDFW records through the California Natural Diversity Database (CNDDB) indicate that the species has never been detected within the Project region. In addition, a substantial number of experienced biologists have traversed the site spending hundreds of hours making observation about species occurrences or potential occurrences on the site and there have been no detections of ringtail nor evidence of ringtail or potentially suitable habitat. Moreover, the ringtail has not been recorded within 20 miles of the Project Site. Impacts to the ringtail would be less than significant.
- The proposed Project would potentially impact foraging habitat for the several bat species, including pallid bat, Townsend's big-eared bat, spotted bat, western mastiff bat, western red bat, hoary bat, California myotis, western small-footed myotis, Yuma myotis, western pipistrelle, and Mexican free-tail. The loss of foothill foraging habitats consisting of grasslands, coastal sage scrub, and riparian vegetation types for these bat species would contribute to an ongoing cumulative loss of regional and

local foraging habitat. This impact is considered adverse but less than significant under Section 15380 of the State CEQA Guidelines because the Project would not impact a substantial population of the bat species mentioned above and would not cause regional populations to drop below self-sustaining levels.

- The Project Site provides potential, but limited, daytime roosting opportunities for bat species such as pallid bat, spotted bat, and small-footed myotis. Habitat that could potentially support maternity or hibernation roosts (e.g., rock crevices, spaces between rocks in rock outcrops, and mines or caves) does not occur in the study area. Project implementation may impact bats directly and indirectly if large trees or rocky areas used for roosting by bats are disturbed. Roosting habitat in the Project Site is considered to be marginal and unable to support large numbers of bats; therefore, this impact would contribute to an ongoing cumulative loss of regional roosting habitat that is considered adverse but less than significant under Section 15380 of the State CEQA Guidelines. The direct loss of roosting bats, however, would be considered potentially significant and would require mitigation. Implementation of MM 5.2-12 and 5.2-20 would reduce this impact to a level considered less than significant, by requiring a biologist during vegetation removal and pre-construction bat surveys, including methods for avoiding direct impacts to bats.
- Project implementation would result in the loss of grassland, coastal sage scrub, and riparian habitats that provide potentially suitable habitat for the San Diego black-tailed jackrabbit and southern grasshopper mouse and suitable habitat for the San Diego desert woodrat and American badger. These impacts would be considered adverse but not substantial enough on a regional basis to warrant a finding of significance under Section 15380 of the State CEQA Guidelines for these four species because the Project would not impact a substantial population of these species

mentioned above and would not cause regional populations to drop below self-sustaining levels.

Comments to the Draft SEIR expressed concerns regarding the replacement ratios for the above species. The selection of the ratios is based a reasonable expectation, based on expert professional judgment, that the ratios will achieve success criteria in the replacement of lost functions and values of these vegetation types with an equal or greater value than the impacted areas. Furthermore, the ratios are consistent with the typical approach to mitigation for such resources in the region. While there may be limited on-site opportunities to implement these mitigation measures, there are more than sufficient feasible off-site opportunities as documented in the Feasibility Analysis of NorthLake Biological Mitigation Requirements (Attachment B to the August 2018 Errata). Therefore, off-site mitigation is considered a viable option to satisfy some or all of the habitat mitigation requirements of the Project. In addition, the final Habitat Mitigation Plan required by mitigation measures MM 5.2-6, 5.2-7, and 5.2-8 would include more detailed parameters defining what types of land will be considered suitable for mitigation based on the specified performance criteria. To provide further information, a Draft Conceptual Habitat Mitigation Plan is provided as Appendix C of the Final SEIR. In addition, a Draft Special Status Species Restoration Plan has been prepared and is provided as Appendix C of the Final SEIR (as modified by the August Errata). Per the plan, plant relocation would only occur within areas where impacts to existing communities are considered beneficial and genetic similarity is expected due to close proximity.

Comments to the Draft SEIR also express the opinion that biology mitigation measures below are inappropriate deferred mitigation. All necessary species surveys have been conducted and results reported within the Draft and Final SEIR. Draft Conceptual Habitat plan and relocation plans are included in Appendix C to the Final SEIR. The plans and the various mitigation measures include objective performance criteria as well and general protocols. The exact date of Project commencement could vary depending on a variety of factors, including availability of financing and market conditions. Therefore, survey updates in the future are appropriate to confirm site conditions and species status on the Project Site have not changed and to provide the

most current information to allow for implementation of mitigation measures. Finalizing all mitigation plan details is often not feasible (nor required) because specific mitigation sites have not been identified or acquired preventing a detailed level of planning from occurring (yet, see the Feasibility Analysis of NorthLake Biological Mitigation Requirements (Attachment B to the August Errata)). This type of performance-based mitigation is common, especially with biological resources, and is recognized as valid under CEQA. Therefore, the mitigation measures are not inappropriately deferred mitigation.

Vernal Pools

No vernal pools have been identified on-site. Although some technical reports have referred to seasonal ponds as vernal pools, this is not the appropriate term. Vernal pools, as defined by the CDFW, support plants and animals that are specifically adapted to living with very wet winter and spring conditions followed by very dry summer and fall conditions. Botanical surveys have evaluated the entire Project Site in multiple years, including as recently as 2014. Vernal pool plant species have never been detected at any of the seasonal pond locations. In fact, nearly all the vegetation within these depressions consists of non-native European grasses with the same composition as in adjacent non-depressional areas. There is no evidence of botanical uniqueness at any of the seasonal ponds.

Indirect Noise Impacts

Implementation of the Project would result in an increase of existing noise levels, as discussed in Section 5.10, Noise, of the Draft SEIR, which would disturb habitat remaining in the vicinity adjacent to the development (i.e., create an “edge effect”). The long-term edge effect noise increase, in addition to the increased edge effects from habitat fragmentation and habitat loss, would be considered potentially significant as it would contribute to an incremental loss of viable habitat. Because most species in the vicinity of the study area are not listed as Threatened or Endangered by State or federal resource agencies, these impacts are considered adverse but not significant. However, the southwestern willow flycatcher, coastal California gnatcatcher, and least Bell's vireo, if present, and potential nesting raptor species, would incur temporary short-term impacts from construction noise if present in the vicinity of the Project impact area and

may be temporarily displaced due to these disturbances. Indirect noise impacts on these species would be considered potentially significant because these species are protected by federal and State wildlife agencies. Impacts on these species would be reduced to less than significant with implementation of MMs 5.2-16 and 5.2-18, which require transition zones to screen noise from the development as well as a Fencing Plan to deter human activity in natural areas.

Indirect Nighttime Lighting Impacts

As an indirect effect, lighting of infrastructure and developed areas could inadvertently result in impacts to the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife at adjacent natural open space areas. Small, ground-dwelling animals that use the darkness to hide from predators and specialized night foragers (owls) would be most affected by this impact. As adjacent land is primarily undeveloped high-quality wildlife habitat, the increased lighting from the proposed Project, in addition to the increased edge effects from habitat fragmentation and habitat loss, would be considered potentially significant because it would contribute to an additional incremental loss of habitat. Implementation of MM 5.2-17 would reduce this impact to a less than significant level through the preparation and submittal of a Lighting Plan which will limit lighting adjacent to open space areas.

Indirect Human Activity Impacts

The disturbance of natural open space remaining in or adjacent to the Project Site would be increased by the human activity (i.e., noise, foot traffic) from the proposed development. The value of the habitat in the study area would diminish as human disturbance from the development may disrupt normal foraging and breeding behavior of wildlife remaining in the study area and vicinity. The disturbance from human activity in conjunction with the increased edge effects from habitat fragmentation and habitat loss would be considered potentially significant as it would contribute to an additional incremental loss of habitat. Implementation of MM 5.2-18, which requires a Fencing Plan to deter human activity in natural areas, would reduce this impact to a less than significant level.

Indirect Invasive Exotic Plant Species Impacts

The proposed Project includes landscaping adjacent to the residential development, parks, and other areas of infrastructure, which could include planting ornamental species that are known to be particularly invasive, and seeds from invasive species may be transported to natural areas and degrade the native vegetation, particularly along downstream riparian areas. This impact would be considered potentially significant because the Project is adjacent to natural open space of high habitat value. Implementation of MM 5.2-19 would reduce these impacts to less than significant through the preparation and submittal of a Landscape Plan ensuring that no invasive, exotic plant species are used in any proposed landscaping and that suitable substitutes are proposed.

Indirect Dust and Urban Pollutants Impacts

Grading activities would disturb soils and result in the accumulation of dust on the surface of the leaves of trees, shrubs, and herbs, which may impair the respiratory function of plants when dust accumulation is excessive. This indirect effect of construction is considered adverse, but less than significant since it would not reduce plant populations below self-sustaining levels. Therefore, no mitigation would be required.

Runoff of silt from the Project Site or improper disposal of petroleum and chemical products from construction equipment could temporarily impact water quality during construction. Urban runoff from Project infrastructure or landscaping could permanently impact water quality during operation of the proposed Project. Adverse effects on water quality could affect populations of aquatic species, including special status species, by reducing the amount of available habitat, smothering eggs of aquatic species, and may result in direct mortality. Adverse effects on water quality could also impact populations of terrestrial wildlife species that use riparian areas by affecting the plant species that are used by terrestrial species, which would reduce the available riparian habitat, the food web interactions affecting prey (e.g., insects, tadpoles, fish, and other aquatic prey), or through bio-magnification (i.e., the buildup of pesticides to toxic levels in higher trophic levels). These indirect impacts are considered potentially significant since the Project could incrementally contribute to a reduction in water quality in the Project region. These impacts would be reduced to less than significant with the

implementation of MM 5.2-21 which requires a Storm Water Pollution Prevention Plan to ensure that site runoff does not adversely affect downstream biological resources.

Indirect Hydrologic Changes to Downstream Areas

Without appropriate engineering considerations, modification of undeveloped and/or undisturbed lands have the potential to result in hydrologic changes downstream of modified areas, including increases and/or decreases in stream flow characteristics such as volume, velocity, sediment transport, and duration of surface flow. Such changes may in turn result in impacts on many other factors such as turbidity, erosion, depth, and width (i.e., hydromodification). Impacts resulting from hydrologic modifications have the potential to disrupt existing stream ecosystems conditions, which may result in less than suitable or unsuitable conditions for plant and wildlife species occupying the area. Ultimately, impacts may result in the loss of particular vegetation types and/or plant and wildlife populations from affected areas.

As described in Section 1.2 of the Draft SEIR, the Project design incorporates a regional detention/retention basin system, which complies with the County's Low Impact Development (LID) ordinance and reduces potential impacts downstream such that associated biological resources are not expected to be affected by the Project. The Project impact assessment on biological resources provided in Section 5.2.7 of the Draft SEIR is inclusive of downstream indirect impacts potentially caused by the Project as mentioned on Page 5.2-40 and 5.2-41. Additional details can be found in Biological Resources Downstream Impacts Assessment technical memo in Appendix B of the Final SEIR, which shows that the hydrologically modeled differences between pre-Project and post-Project flows and sediment transport downstream of the Project are negligible. As a result, vegetation communities and plant and wildlife species dependent on downstream drainages are not expected to decline or to be modified. Existing community species composition and approximate local population size are expected to remain intact within downstream areas following Project implementation. Accordingly, Project impacts on biological resources in the downstream drainages will be negligible. Additionally, potential impacts may be further reduced through implementation of MM 5.2-21, which requires compliance with all provisions of an NPDES permit including development of a Storm Water Pollution Prevention Plan prior

to issuance of grading permits. As a result, downstream impacts on biological resources resulting from hydrologic changes are considered less than significant.

Potential Impacts to Sensitive Natural Communities

Implementation of the proposed Project would impact 1,071.07 acres of natural open space and wildlife habitat. In summary, a total of approximately 634.70 acres of sage scrub, 423.11 acres of grassland and 13.26 acres of riparian vegetation (including open waters) types would be removed through direct construction impacts. Impacts on sage scrub vegetation types would be considered significant due to the ongoing loss of this vegetation type in southern California and the potential for this habitat to support special status species. Impacts on foothill needlegrass grassland, riparian, and California annual grassland/wildflower fields vegetation types would also be considered significant due to the limited distribution of these vegetation types in California. Impacts on California annual grassland would be considered adverse but less than significant because there is a substantial amount of this vegetation type in the Project vicinity. The loss of disturbed and ornamental vegetation types would be considered less than significant because they have a relatively low biological value.

The combined loss of 1,071.07 acres of native habitat and annual grassland habitat would be considered a significant impact on biological resources, because these habitats provide valuable nesting, foraging, roosting, and denning opportunities for a wide variety of wildlife species. Implementation of MM 5.2-6 through MM 5.2-8 and MM 5.2-11, as described below, would reduce these impacts to a level considered less than significant by requiring habitat preservation, restoration, and creation. These mitigation measures ensure that these special status vegetation types impacted by Project development would persist in the region long-term.

Potential Impacts to Wetlands or Waters of the United States

Project Site development would impact 10.59 acres of USACE-regulated streambeds, 10.59 acres of RWQCB-regulated waters, and 15.04 acres of CDFW regulated streambeds and riparian areas. Impacts to the jurisdictional drainages, wetlands, and riparian vegetation are considered significant due to their protected status. A less than significant impact would be achieved through implementation of MM 5.2-2, MM 5.2-3 and MM 5.2-11, as described below, which require a Riparian

Restoration Program be developed and approved by USACE, CDFW, and LACDRP prior to issuance of grading permits, and which will reduce impacts to a less than significant level.

Potential Impacts Regarding Wildlife Movement

The Project Site is utilized by resident and migratory wildlife for both movement and breeding of various degrees. On the Project Site, Grasshopper Canyon is undeveloped and is adjacent to open space in the Angeles National Forest and Castaic Lake SRA, both of which provide high-quality wildlife habitat. Historically, the Castaic Creek drainage adjacent to the Project Site may have been an important north-south linkage between the mountainous open space of the National Forest and resource rich riparian zones along the Santa Clara River. However, construction of Castaic Dam, Lake, Lagoon, SRA and its associated facilities along with residential development west of the Lagoon has essentially eliminated this linkage. Only local movement of species habituated to an urban landscape (e.g., coyote) are expected to navigate the extensive set of existing barriers. Regional movement along the east-west-aligned Transverse Range north of the site has also been restricted through the Project Site as a result of construction of I-5. As discussed in the Biological Technical Report appended to the Draft SEIR and the Independent Review of Biological Resources Assessment, results of regional landscape linkage studies identify the importance of this east-west connection. However, Castaic Lake and Lagoon to the east and I-5 to the west substantially reduce the Project Site's potential to provide significant east-west linkage value. Although Castaic Lake and Lagoon are sources of water, they are unpassable for nearly all but avian species and are difficult to access due to unvegetated and steep shorelines surrounding nearly all these water bodies other than the northern edge of Castaic Lake. West of the Project Site, a single underpass beneath I-5 could feasibly be utilized by a variety of wildlife as a safe crossing to and from either side of the highway. However, use of this undercrossing is expected to be minimal for a variety of factors. The location of the crossing is not associated with any notable natural landscape feature, which typically would concentrate movement such as a ridge line, water feature, or drainage. The location is associated with an unimproved road but the road travels across a slope providing vehicular access to transmission towers but offering little to no cover for

wildlife. In addition, the location is not associated with any corresponding crossing in the vicinity that allows wildlife to travel under the north bound lanes of the I-5. There are no ridge lines or drainages or similar features that typically convey concentrated movement to or from a crossing of the northbound lanes of I-5. In fact, the nearest under-crossings of the northbound lanes are located approximately one mile north and approximately two miles south of this crossing. As a result, potential undercrossing events of both the northbound lanes and the southbound lanes at this location are expected to be rare at best. A second crossing west of the southern tip of the Project includes both northbound and southbound lanes. However, the southbound crossing stretches over 700 feet within a narrow concrete-lined channel rendering it as low potential for use by most wildlife. Furthermore, the northern entrance extends upstream into the un-vegetated concrete lined-channel with adjacent developed land offering no cover for wildlife.

A third under-crossing of the southbound lanes is located immediately west of the northwestern portion of the site. Similar to the undercrossing to the south described above, this location is not associated with any notable natural landscape feature, which typically would concentrate movement such as a ridge line, water feature, or drainage. However, this location does have a corresponding undercrossing directly opposite under the northbound lanes, 1,600 feet to the west, which may render it more likely than others to be utilized on occasion. In addition, the east side of this crossing provides access to the northeast without significantly steep slopes rendering it more compatible to movement events.

Due to the constraints of the southern and eastern edges of the site, wildlife using these crossings are expected to move to and from the crossing and areas north of the Project Site to allow continued east-west movement. Under existing conditions, and as verified by a review of literature as well as recent wildlife surveys as described in the Draft SEIR and a recent camera study documented in the Independent Review of Biological Resources Assessment, these crossings do not represent an important component of the regional movement of the area. Therefore, Project implementation would result in adverse but less than significant impacts on regional wildlife movement.

Potential Impacts to Wildlife Nursery Sites

Many of wildlife species present on the Project Site either seasonal or as year-round residents are expected to breed on the Project Site. Most of these species occur throughout the region and are expected to breed in potentially suitable habitat throughout the region. The Project Site does not represent a unique breeding area or nursery site for these species other than special status species described above and in more detail in the Final SEIR, and the loss of native and non-native habitat would not be expected to reduce general wildlife populations below self-sustaining levels. Therefore, Project implementation would result in adverse but less than significant impacts on native wildlife nursery sites and no mitigation is required. However, MM 5.2-09 and MM 5.2-13, requiring a western spadefoot relocation program and nesting bird mitigation, would reduce these impacts to less than significant.

Impact Conclusion and Mitigation Measures

Potentially significant direct impacts on biological resources relating to loss of native habitat would be considered less than significant after implementation of the recommended mitigation measures, including relevant mitigation measures from the 1992 SP EIR and 2012 SCVAP EIR. Significant direct impacts on special status biological resources and significant indirect impacts on biological resources relating to noise, lighting, and human disturbance from the proposed Project would be considered adverse but less than significant following implementation of the mitigation measures. This conclusion is made subject to the following mitigation measures being made conditions of Project approval so as to mitigate the identified impacts:

- **MM 5.2-1:** If special-status species may potentially be subject to direct loss through implementation of construction activities, mitigation measures proposed as part of biological site survey reports shall include a requirement for preconstruction special-status species surveys, followed by measures to ensure avoidance, relocation or safe escape of special-status species from construction activity, whichever action is the most appropriate. If special status species are found to be brooding, denning, nesting, etc. on site during the preconstruction survey, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site

habitat areas. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume. (2012 SCVAP EIR MM 3.7-2)

- **MM 5.2-2:** Impacts on sensitive habitats resulting from implementation of the Area Plan shall be compensated for through the acquisition of lands described in Policies CO 10.1.3, CO 10.1.11 and CO 10.1.12. Said acquisition shall prioritize habitat types that are particularly at risk in the region. At risk habitats include but are not limited to waterways, wetlands and vernal pools; alluvial scrub; native grasslands; savannas, woodlands and forests; holly-leaf cherry and Great basin sagebrush associations; and rocklands. (2012 SCVAP EIR MM 3.7-2)
- **MM 5.2-3** Removal of riparian habitat will require coordination with the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Mitigation for riparian habitat lost may include one or a combination of the following measures: (1) project alteration to avoid impacting the onsite riparian habitat; (2) the onsite creation of at least an equal amount of equal quality habitat; (3) enhancement of poor quality onsite habitat, usually greater than 1:1 ratio (habitat lost to habitat enhanced); and (4) creation of offsite habitat where none currently exists. Final mitigation requirements shall be determined through consultation with the appropriate agencies. (1992 SP EIR MM 4.7-5)
- **MM 5.2-4:** Mitigation for the club-haired mariposa lily and the slender mariposa lily shall consist of transplantation of lilies to a mitigation site and establishment of a self-sustaining population. Seeds will be collected from all lilies that are located within the impact boundaries and bulbs will be subsequently excavated and stored for later transplantation to a suitable mitigation site(s). The Biological Monitor shall prepare a Mitigation Plan for review and approval by LACDRP and shall oversee its implementation. Development of the Mitigation Plan shall consist of the following activities:
 - a. A pre-grading survey shall be conducted during the peak flowering period (approximately March through June) by the Biological Monitor. The Biological Monitor shall clearly identify each lily location within the impact area with a pin flag for later collection. The pre-grade survey shall also

document the approximate coverage of native and non-native plants at each lily population to be impacted.

- b. The existing lily locations shall be monitored every two weeks by Biological Monitor or a qualified Seed Collector to determine when the seeds are ready for collection. The Seed Collector shall collect seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities.
- c. Individual lily bulbs shall be excavated and collected following the seed collection and once the bulbs have entered their winter dormancy period (approximately September 1). The bulbs shall be stored by a qualified nursery or institution with appropriate storage facilities and all non-target bulbiferous species shall be discarded.
- d. A mitigation site, shall be located in dedicated open space in the study area or at an off-site mitigation site. The mitigation site shall have similar soils, associated native species, and topographical features to the impact areas. If any lily species occur in the mitigation site, no pesticides or herbicides shall be used.
- e. Approximately 20 percent of the seeds and bulbs collected shall be spread and/or placed in the fall following soil preparation. Eighty percent of the seed and bulbs shall be kept in storage for subsequent seeding, if necessary.
- f. A detailed Maintenance and Monitoring Plan shall be developed by the Biological Monitor. The plan shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements.
- g. Performance criteria shall be developed in the Maintenance and Monitoring Plan and approved by the LACDRP Biologist. The performance criteria shall address (1) native and non-native plant coverage requirements (mitigation site conditions should be consistent with lily populations in the impact area) and (2) percentage of lilies that bloom

each year (e.g., 70 percent of transplanted bulbs bloom during the first year after transplantation, 60 percent the second year, 50 percent the third year, 40 percent the fourth year, and 30 percent the fifth year).

- h. The monitoring shall be conducted for five years, or until the mitigation site reaches its performance standards. If the performance standards are not being met during the first year, remediation measures shall be implemented prior to seeding with the remaining 40 percent of seed and bulbs. Remedial measures may include the following actions based on the recommendations of the Biological Monitor: soils testing, control of invasive species, placement of mulch, application of native seed, and/or protection from herbivores. Additional mitigation measures may be suggested as determined appropriate by the Biological Monitor, including identification of a new mitigation site(s) if it is determined that the initial mitigation site(s) are incompatible with lily establishment.
 - i. Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures.
- **MM 5.2-5:** The Project Applicant shall prepare and implement a Special Status Plant Species Restoration Plan covering the round-leaved filaree, paniculate tarplant, and southwestern spiny rush that shall specify, at a minimum, the following: (1) procedures for the collection and temporary storage of seed (all available seed from every impacted occurrence shall be collected); (2) planting procedures, including soil preparation and irrigation; (3) a schedule and action plan to maintain and monitor restored and/or created populations; (4) methods to control plant densities (of competing plants) to promote the establishment of round-leaved filaree, paniculate tarplant, and southwestern spiny rush; and (5) a list of County-approved success criteria (e.g., germination rates, growth, plant cover) to compare to the density of existing populations. The Project Applicant shall develop the Special Status Plant Species Restoration Plan and the County shall approve it prior to any vegetation clearing or grading on the site. Adoption of this plan shall be used as the performance standard. An overview of the plan

objectives is provided in the Biological Resource Mitigation Program to be submitted and approved by the County prior to issuance of grading permits.

Prior to the commencement of vegetation clearing and/or grading activities, the Project Applicant shall contract a qualified firm to harvest round-leaved filaree, paniculate tarplant, and southwestern spiny rush seeds from the impacted populations on the Project Site. In addition, seeds of Peirson's morning glory shall also be collected. The seed shall be collected in the manner and time described in the Special Status Plant Species Restoration Plan. The harvested seed of round-leaved filaree, paniculate tarplant, and southwestern spiny rush shall be used for the creation and/or enhancement of these species' populations that will be preserved in open space areas on the Project site, or off-site preserved areas if open space areas on the Project site are not suitable. The harvested seeds of Peirson's morning glory will be included in the seed mixes for the restoration of Foothill needlegrass grasslands described in Mitigation Measures 1 and 2.

Round-leaved filaree, paniculate tarplant, and southwestern spiny rush shall be planted in appropriate areas on the site within preserved open space (if feasible), or at designated off-site preserve locations that are suitable at a 1:1 ratio to compensate for the loss of individuals impacted by the Project.

Due to the fact that round-leaved filaree has not been detected since 2001 (these species were not re-located during subsequent focused plant surveys), the occurrence location will be checked prior to construction during the appropriate blooming period to determine if this species still occurs on the site. If it is not found, the population will be assumed extirpated; no impacts to them would then be expected and no mitigation for this species would be required.

- **MM 5.2-6:** The loss of sage scrub habitat within the impact area is considered a significant impact. Sage scrub habitat shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). The ratio shall be no less than 2:1 for habitat restoration or preservation. Habitat enhancement is the

improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the Project Applicant and the LACDRP. Sage scrub habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The Project Applicant shall develop a Habitat Mitigation and Monitoring Program (HMMP) and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). Habitat restoration/enhancement will consist of seeding and/or installing container plants of suitable sage scrub species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), Peirson's morning-glory will be incorporated into the restoration/enhancement planting and/or seeding palettes. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:

- a. **Responsibilities and Qualifications.** The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures and/or State or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency.

- b. **Performance Criteria.** Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., coastal California gnatcatcher), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off.
- c. **Site Selection.** The mitigation sites shall be determined in coordination with the Project Applicant and the LACDRP. The site(s) shall be located in dedicated open space areas, and shall be contiguous with other natural open space areas.
- d. **Native Plant and Seed Materials Procurement.** At least three years prior to mitigation implementation of the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. All container plants shall be propagated from seed of local origin as defined above. No plant or seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.
- e. **Wildlife Surveys and Protection.** The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., coastal California gnatcatcher]) and biological monitoring that are required to avoid adverse impacts to

wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these management tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).

- f. **Site Preparation and Plant Materials Installation.** Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) application of salvaged native plant materials (i.e., duff) as available, and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container species; and (j) seed mix application.
- g. **Schedule.** An implementation schedule shall be developed that includes planting and seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).
- h. **Maintenance Program.** The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plants (as needed); (g) application of remedial seed mixes

(as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria.

- i. **Monitoring Program.** The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (e.g., randomly placed point-intercept transects); (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the LACDRP.
 - j. **Long-term preservation.** Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.
- **MM 5.2-7:** The loss of California annual grassland/wildflower fields within the impact area is considered to be a significant impact. California annual grassland/wildflower fields shall be preserved, restored, or enhanced on site

and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The ratio shall be no less than 2:1 for habitat restoration or preservation. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the project applicant and the LACDRP. The mitigation ratio shall also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows) or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). California annual grassland/wildflower fields habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for burrowing owl. Habitat restoration/enhancement shall consist of seeding of suitable California annual grassland/wildflower fields plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Peirson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:

- a. The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall

specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency.

- b. Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The performance criteria shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Peirson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off.
- c. The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas, and shall be contiguous with other natural open space areas; (2) configured to provide maximum habitat values for burrowing owl and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible, soil types and microhabitat conditions suitable for the special status plant species listed above.
- d. At least two years prior to mitigation plant and seed installation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same

Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.

- e. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., burrowing owl]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owl, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).
- f. Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; and (g) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage.

- g. An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).
- h. The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foothill needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria.
- i. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with

any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP.

- j. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program:

- **MM 5.2-8:** The loss of foothill needlegrass grassland within the impact area is considered to be a significant impact. Foothill needlegrass grassland shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The ratio shall be no less than 2:1 for habitat restoration or preservation. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the project applicant and the LACDRP. The mitigation ratio shall also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows) or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). Foothill needlegrass grassland habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for burrowing owl. Habitat restoration/enhancement shall consist of seeding of suitable foothill

needlegrass grassland plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Peirson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:

- a. **Responsibilities and Qualifications.** The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency.
- b. **Performance Criteria.** Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The performance criteria shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Peirson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off.
- c. **Site Selection.** The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas, and shall be contiguous with other natural

open space areas; (2) configured to provide maximum habitat values for burrowing owl and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible, soil types and microhabitat conditions suitable for the special status plant species listed above.

- d. **Seed Materials Procurement.** At least two years prior to mitigation plant and seed installation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.
- e. **Wildlife Surveys and Protection.** The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., burrowing owl]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owl, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).

- f. **Site Preparation and Plant Materials Installation.** Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; and (g) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage.
- g. **Schedule.** An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).
- h. **Maintenance Program.** The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foothill

needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria.

- i. **Monitoring Program.** The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP.
- j. **Long-term preservation.** Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program
- **MM 5.2-9:** A relocation program for western spadefoot toad shall be conducted prior to construction during the spring at the height of the breeding season for this species (February through May, or as determined by a qualified Biologist monitoring a known location of this species). A detailed methodology for this effort shall be reviewed by the CDFW and the LACDRP prior to implementation of the relocation program. Results of the relocation program shall be provided to the CDFW and the LACDRP.
 - a. Prior to implementing the Spadefoot Relocation Plan, a focused survey will be conducted within the two prior appropriate seasons prior to issuance of a grading permit. If any additional ephemeral ponds are

determined to be occupied besides those identified in recent surveys (i.e. 2015), the Spadefoot Relocation Plan will be modified to include replacement of the additional occupied pond as well as others.

- b. The intent of the Relocation Plan is to capture and relocate as many western spadefoot toads as possible. Western spadefoot toads shall be relocated on or off site to an area of suitable habitat, as reviewed by the CDFW and the LACDRP. The relocation site shall be of similar (or better) quality as the habitat within the project impact area where the western spadefoot toads are captured. If no suitable habitat is available for the relocation, suitable habitat shall be created.
- **MM 5.2-10:** A Biological Monitor shall be on site during the all vegetation clearing activities and thereafter on an as-needed basis. The Biological Monitor will conduct a clearance sweep prior to clearing activities to minimize potential for special status reptile mortality. If feasible, special status reptiles will be removed from the disturbance area and relocated to suitable habitat in adjacent areas.
 - **MM 5.2-11:** Riparian vegetation shall be preserved, restored, or enhanced on site or off site at a ratio identified in the USACE and CDFW permits/agreements for the project. The ratio shall be no less than 2:1 for habitat restoration or preservation. Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the Project Applicant, the USACE, the CDFW, and the LACDRP. Riparian habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The Project Applicant shall develop a HMMP and shall submit it to the USACE, the CDFW, and the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist and approved by the USACE, the CDFW, and the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). Habitat restoration/enhancement will

consist of seeding and/or installing container plants and cuttings of suitable riparian plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), spiny rush will be incorporated into the restoration/enhancement planting and/or seeding palettes. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:

- a. **Responsibilities and Qualifications.** The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under USACE and CDFW permit conditions. A successful program shall be defined as one that has been signed off on by the USACE and the CDFW.
- b. **Performance Criteria.** Mitigation performance criteria to be specified in the HMMP shall conform to USACE and CDFW permit conditions. The HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., least Bell's vireo), though not a requirement for site success, would be regarded by the USACE, the CDFW, and the LACDRP, as a significant factor in considering eligibility for program sign-off.
- c. **Site Selection.** The mitigation sites shall be determined in coordination with the Project Applicant, the USACE, the CDFW, and the LACDRP. The site(s) shall be located in dedicated open space areas, and shall be contiguous with other natural open space areas.
- d. **Seed Materials Procurement.** At least two years prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and

within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.

- e. **Wildlife Surveys and Protection.** The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., least Bell's vireo]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).
- f. **Site Preparation and Plant Materials Installation.** Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) application of salvaged native plant materials (i.e., coarse woody debris), as available and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container plant and cutting species; and (j) seed mix application.

- g. **Schedule.** An implementation schedule shall be developed that includes planting and seeding to occur in late fall and early winter (i.e., between November 1 and February 15) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).
- h. **Maintenance Program.** The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plant and cuttings (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the USACE, the CDFW, and the LACDRP prior to five years if the mitigation program has achieved all performance criteria.
- i. **Monitoring Program.** The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (in conformance with the USACE 2015 Guidelines); and (c) annual monitoring reports, which shall be submitted to the USFWS, the CDFW, and the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial

measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the USACE, the CDFW, and the LACDRP.

- j. **Long-term preservation.** Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.
- **MM 5.2-12:** Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation, the limits of disturbance shall be clearly defined and marked in the field using lath and flagging or orange snow fencing. The Biological Monitor shall review the limits of disturbance prior to initiation of construction activities. The Biological Monitor shall be on site during the initial vegetation clearing and thereafter on an as-needed basis to assist the Project Applicant with mitigation measure compliance and to provide guidance in avoiding and/or minimizing impacts to biological resources.
- **MM 5.2-13:** The Project shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code with methods approved by USFWS and CDFW to protect active bird/raptor nests. The nature of the Project requires that work would be initiated during the breeding season for nesting birds (March 15–September 15) and nesting raptors (February 1–June 30). LACFCD, in consultation with a qualified biologist, may employ bird exclusionary measures (e.g., mylar flagging) prior to the start of bird breeding season to minimize opportunities for birds to nest within established boundaries of the Project. In order to avoid direct impacts on active nests, a pre-construction survey shall be conducted by a qualified Biologist for nesting birds and/or raptors within 3 days prior to clearing of any vegetation or any work near existing structures (i.e., within 50 feet for nesting birds and within 500 feet for nesting raptors). If the Biologist does not find any active nests within or immediately adjacent to the impact area, the vegetation clearing/construction

work shall be allowed to proceed. Results of the surveys will be provided to the CDFW and the LACDRP.

If the Biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted, the Biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Typical nest buffers may be approximately 200 feet for song birds and 500 feet for raptors. Any nest found during survey efforts shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified Biologist: (1) clearing limits shall be established within a buffer around any occupied nest, unless otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified Biologist.

Encroachment into the buffer area around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction can proceed when the qualified Biologist has determined that fledglings have left the nest or the nest has failed.

Burrowing owls are raptors that use burrows for wintering and nesting (during the raptor breeding season). If a wintering burrow is observed during the non-nesting season, the burrow will be monitored by a qualified Biologist and, when the raptor is away from the burrow, the burrow will be removed (or the burrow closed) so raptors cannot return to the burrow. The qualified Biologist will supervise the removal of the burrow.

- **MM 5.2-14:** Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable wintering burrowing owl habitat, the area shall be assessed. If the habitat assessment concludes that the area lacks potentially suitable burrowing owl burrows, no additional action is required. However, if potentially suitable burrows are located in the assessment area, any burrows that may be impacted by the project will be

replaced with artificial burrows within on-site or off-site (if applicable) preserved areas with potentially suitable burrowing owl habitat.

- **MM 5.2-15:** Due to the close proximity of occupied habitat of a federally listed coastal California gnatcatcher, the Project shall not commence without consultation with the USFWS due to the potential for take per the FESA. The consultation will occur within the framework of Section 7 through the USACE regulatory permitting process. If required by the USFWS, a Biological Assessment will be provided to support the Service's Biological Opinion.
- **MM 5.2-16:** To limit the amount of operational noise (i.e., from residents) to surrounding natural open space areas, a 100-foot buffer within the fuel-modification zone shall be planted along the boundary of developed land uses with plant species to be reviewed and approved by the Los Angeles County Fire Department and the LACDRP Biologist. The vegetation within the transition zone buffer will block sound waves and screen noise from the adjacent development so that the amount of indirect noise reaching the wildlife habitat would be reduced. Landscaping in areas adjacent to natural open space shall use species native to the project region that are considered fire-retardant (e.g., toyon [*Heteromeles arbutifolia*]). The Planting Plan shall be submitted to the Los Angeles County Fire Department and LACDRP Biologist for review and approval prior to issuance of a building permit.
- **MM 5.2-17:** Prior to the issuance of building permits, a Lighting Plan for the subject tract shall be submitted to the LACDRP for review and approval to demonstrate that lighting from the proposed project shall be directed away from natural open space areas and any proposed biological resources mitigation sites. Land uses with high-intensity lighting shall be relocated within the development to areas away from natural open space.
- **MM 5.2-18:** To limit the amount of human disturbance to surrounding natural open space areas, a Fencing Plan to deter project occupants from entering the natural areas shall be prepared by the project developer and implemented. The Fencing Plan shall include provisions for signs and wildlife friendly split-rail

fencing to direct residents to keep out of sensitive natural open space and revegetation and/or mitigation areas.

In areas bordering natural open space and fuel-modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas and proposed fencing. This transition zone should reduce impacts associated with invasion by introduced species and should help buffer human activity adjacent to the wildlife habitat. Landscaping in areas adjacent to natural open space shall use species native to the project region (e.g., toyon) and be consistent with guidelines from the Los Angeles County Fire Department.

- **MM 5.2-19:** Landscaping designs shall be submitted to LACDRP for review and approval by a qualified Biologist. The review shall ensure that no invasive, exotic plant species are used in any proposed landscaping and that suitable substitutes are proposed. Excluded plant species shall be consistent with the California Invasive Plant Council current list at the time of installation. Only native species from the Santa Clarita Valley region shall be used in landscaping along the project boundaries adjacent to open space.
- **MM 5.2-20:** Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable bat roosting habitat, namely rocky outcrops or trees, a qualified Biologist shall conduct a pre-construction bat habitat assessment of the potential habitat marked for removal. Potential for roosting will be categorized by (1) potential for solitary roost sites and (2) potential for colonial roost sites (i.e., ten bats or more). If the potential for colonial roosting is determined, CDFW will be consulted and those rocky outcrops or trees shall not be removed during the bat maternity roost season (March 1 to July 31). Trees potentially supporting colonial roosts outside the maternity roost season and trees potentially supporting solitary roosts may be removed via a two-step removal process whereby, at the direction of the Biologist, some level of disturbance (such as trimming of lower branches of trees) is applied to the habitat on the day prior to removal to allow bats to escape during the darker hours. In the case of a tree, it shall be removed the following day (i.e., there shall be no less or more than one night between initial disturbance and the

grading or tree removal). Rock outcrops potentially supporting colonial roosts outside the maternity roost season and rock outcrops potentially supporting solitary roosts may be fitted with a bat exclusionary device, at the entry location, whereby bats are allowed to leave the structure but unable to return. The structure can be demolished the following day. In addition, the habitat replacement requirements of other Mitigation Measures further reduce the impact to bats through the preservation, enhancement, restoration and/or creation of impacted vegetation, which shall be generally suitable for impacted bat species. Prior to disturbance of any roosting habitat, a Bat Relocation Monitoring Plan (BRMP) shall be submitted and approved by the CDFW and the LADRP. The BRMP shall include, at a minimum, the following discussion items: (1) species of bats present onsite, (2) habitat uses of the site (i.e., roosting, hibernating, etc.) (3) roosting habitat replacement feature guidelines, (4) construction monitoring guidelines, (5) habitat replacement feature monitoring, and (6) reporting requirements. Reporting shall occur annually to LADRP and CDFW. The BRMPs will be submitted annually for five years.

- **MM 5.2-21:** Prior to the issuance of a grading permit, the Project Applicant will apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General NPDES Permit) and will comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion control measures. Best Management Practices will include both structural and non- structural measures. The purpose of this mitigation measure is to ensure that site runoff does not adversely affect downstream biological resources including Castaic Lake, Castaic Creek, and the Santa Clara River.

2. Cultural Resources

Potential Effect

The Project would have a potentially significant impact on cultural resources if it would cause a substantial adverse change in the significance of an historical or

archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines, or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or disturb any human remains, including those interred outside of formal cemeteries.

Finding

Although an NRHP eligible resource does occur on the Project site, it has been determined that impacts to this resource would be mitigated by Southern California Edison and no further mitigation would be required; therefore, potential historical resource impacts from the Project would be less than significant. While no archaeological or paleontological resources have been identified on the Project Site, there remains the possibility of encountering buried resources during excavation and grading activities. Similarly, while no evidence indicates that the Project Site has been used for human burials, there is the potential to disturb previously undiscovered remains during excavation and grading, thus resulting in a potentially significant impact. However, with implementation of the mitigation measures identified in the Final SEIR, the Project's potential impacts to archaeological and paleontological resources, as well as impacts pertaining to the disturbance of human remains, would be reduced to a less than significant level.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects on cultural resources impacts of the Project to less than significant levels.

Facts

Potential cultural resource impacts are assessed in Section 5.3 of the Draft SEIR.

Historic Resources

Based on consultation with the South Central Coastal Information Center (SCCIC), two known historic resource sites are located within ½ mile of the Project Site: a historic electrical transmission line and its associated steel lattice towers dating to 1913, known as the 1913 Southern California Edison (SCE) Bailey-Pardee and Pardee-Pastoria 220-kilovolt (kV) transmission line; and the Old Ridge Route, a roadway listed on the National Register of Historic Places (NRHP) and on the California Register of Historical Resources (CRHR). In addition, a cultural resources survey conducted for the

Project resulted in the discovery of one new potential historic resource consisting of the Pacific Pipeline, a crude oil pipeline that traverses the property from north to south.

In 2004, Jones & Stokes evaluated the transmission lines, and recommended that the transmission lines lacked direct association with historic events or persons and lacked sufficient integrity to convey potential engineering significance that they did not appear to meet the CRHR criteria for eligibility. Contrary to the Jones & Stokes finding of lack of significance in 2007, the State Historic Preservation Office made the determination that the line was an NRHP eligible property. SHPO further concurred with SCE's proposal to conduct historic documentation for each tower as ongoing changes and maintenance occur to the line. According to the letter (refer to Appendix E of the Cultural Resources Assessment [included as Appendix E-1 of the Draft SEIR]) SCE would bear the responsibility associated with this documentation at the time modifications are proposed; therefore, impacts would be fully mitigated by SCE and no further mitigation would be required. Therefore, the Project's proposed relocation of two to three transmission line towers will not constitute an impact to historic resources.

The Old Ridge Route is adjacent to a portion of the Project Site, and according to the NRHP, this road was opened in 1915 and was the most direct automobile and truck route connecting Los Angeles to Northern California. The segment of Ridge Route Road that is considered historic, per the NRHP and CRHR criteria, is an unbroken span of the original roadway that retains most of its original 1914 to 1917 engineering features, as well additional upgrades and modifications undertaken before 1933, and that is located in the Angeles National Forest north of the Project. The portion of the road located south of the Angeles National Forest boundary (including the portion adjacent to the Project Site) was previously evaluated and determined as lacking physical integrity due to various alterations and resurfacing, and was not included in the NRHP nomination.

An uncovered/exposed section of the Pacific Pipeline was identified on the Project Site running generally north-south along the western slopes of Grasshopper Canyon. Information provided by the pipeline owner states that the underground pipeline was constructed in 1950 to transport crude oil from Kern County pumping facilities to Los Angeles County refineries. The pipeline was purchased by Plains

Pipeline LP from Pacific Energy in November 2006, and retired in 2009. The pipeline is currently being evaluated and tested for restoration to service. Although a 2007 study determined that the pipeline did not appear eligible for listing in the NRHP or CRHR as a significant historic resource, the State Historic Preservation Office subsequently found that the line was an NRHP-eligible property. Separate from the Project, SCE proposed to conduct Level II Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey (HABS/HAER/HALS) documentation for each tower as ongoing changes and maintenance occur to the line.

Accordingly, SCE would bear the responsibility associated with this documentation at the time modifications are proposed; therefore, impacts would be fully mitigated by Edison and no further mitigation would be required.

Archaeological and Paleontological Resources

Based on consultation with the SCCIC, four previously recorded archaeological sites are located within ½ mile of the Project site, as described in more detail on page 5.3-14 of the Draft SEIR. In addition to these previously recorded sites, the cultural resources survey conducted for the Draft SEIR resulted in the discovery of three new historic archaeological sites within the Project Site; however, these sites lack sufficient density, diversity, and integrity for inclusion in the CRHR. The survey also discovered five previously unrecorded isolated occurrences (isolates) of prehistoric artifacts consisting of ground and chipped stone artifacts; however, these isolated artifacts do not meet the criteria for inclusion in the CRHR. Therefore, neither the three newly identified sites nor the five prehistoric isolates are considered to be archeological resources under CEQA. Moreover, none of the identified archaeological resources occur within the proposed disturbance area of the Project Site or the External Map Improvements Area; therefore, implementation of the Project would not impact these identified sites/isolates.

The resource identification effort included consultation with the Native American Heritage Commission (NAHC) in Sacramento regarding the possibility of traditional cultural properties or other Native American sites in the Project vicinity. The sacred lands file check conducted with the SCCIC failed to indicate the presence of any Native American cultural resources in the immediate vicinity of the Project. The NAHC

included a list of eight Native American individuals/organizations that may have knowledge of cultural resources in the Project vicinity (refer to Appendix B of the Cultural Resources Report [included in Appendix E-1]). The individuals/organizations were contacted via letter on May 19, 2014, and invited to share any cultural resource information that they may have regarding the Project vicinity. Two responses were received, requesting consultation. Although not mandated by State or federal law, the County met with tribal representatives on September 15, 2015 and presented the proposed Project.

Based on results of the paleontological literature review and records search conducted for the Draft SEIR, no paleontological resources have been recorded on the Project Site; however, paleontological resources have been recorded within the Project vicinity in some of the same sedimentary rock units that occur on the Project Site. The paleontological resources field surveys conducted from June through August of 2014 revealed the remains of invertebrate fossil marine mollusks and a bony fish that were present at the surface at 11 different locations on the Project Site, as described in Appendix C of the Paleontological Resources Assessment, included in Appendix E-2 of the Draft SEIR.

As the Project Site is underlain by rocks of the Castaic Formation, which have a high degree of paleontological sensitivity, there is the potential to disturb previously undiscovered resources, thus resulting in a potentially significant impact. Implementation of MMs 5.3-7 through 5.3-9 would require monitoring during all ground disturbance activities and implementation of MMs 5.3-2 through 5.3-4 would require a qualified archaeologist or paleontologist to be notified and evaluate any discovered resources. In compliance with MM 5.3-5, when feasible any discovered resources would be preserved in place. However, when avoidance and preservation is not feasible, MM 5.3-6 would require archaeological testing or excavation. Implementation of identified mitigation measures would reduce potential impacts to archaeological and paleontological resources to less than significant levels.

Human Remains

A comment letter was received on April 10, 2015 from the Santa Clarita Valley Historical Society in response to the Project's NOP public comment period. According

to the letter, human remains were encountered while grading within the Project vicinity in 1997. More specifically, five bodies (with coffins) were exhumed and reburied at Eternal Valley Cemetery in Newhall and a comprehensive archaeological study of the discovery was subsequently completed in 1998. As noted in the comment letter, this discovery occurred south of the Project Site. As part of the proposed Project, a records search was conducted at the SCCIC at California State University, Fullerton. According to the results of the records search, the proposed Project Site is not known to have been utilized for religious or sacred purposes.

Although no evidence is in place to suggest that the Project Site has been used for human burials, there is the potential to disturb previously undiscovered remains, thus resulting in a potentially significant impact. As stated in MM 5.3-1, the California Health and Safety Code (Section 7050.5) states that, if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to the California Public Resources Code (Section 5097.98). Therefore, all potentially significant impacts related to disturbance of human remains would be reduced to less than significant levels with implementation of MM 5.3-1.

Impact Conclusion and Mitigation Measures

After implementation of the recommended mitigation measures, significant impacts to historical, archaeological, and paleontological resources would be less than significant. The above conclusion is made subject to the following mitigation measures being made conditions of Project approval so as to mitigate the identified impacts:

Mitigation Measures

- **MM 5.3-1** If human remains are encountered during a public or private construction activity, other than at a cemetery, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Los Angeles County Coroner must be notified within 24 hours.

If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis. (SCVAP 2012 EIR MM 3.8.7)

- **MM 5.3-2** In the unlikely event that artifacts are found during grading within the County's Planning Area or future roadway extensions, an archaeologist will be notified to stabilize, recover, and evaluate such finds. (SCVAP 2012 EIR MM 3.8.3)
- **MM 5.3-3** For archeological sites accidentally discovered during future construction, there shall be an immediate evaluation of the find by a qualified archeologist. If the find is determined to be a historical or unique archeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i). (SCVAP 2012 EIR MM 3.8.5)
- **MM 5.3-4** During grading activities. In the unlikely event that artifacts are found during grading within the Project site, a paleontologist will be notified to stabilize, recover, and evaluate such finds. (SCVAP 2012 EIR MM 3.8.6, modified)
- **MM 5.3-5** Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, covering of the cultural resource site with a layer of chemically stable soil and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be deeded into permanent conservation easements or dedicated open space. (SCVAP 2012 EIR MM 3.8.1)

- **MM 5.3-6** If avoidance and/or preservation of in place cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:
 - a. A participant-observer, as determined by the Native American Heritage Commission (NAHC), shall be used during archaeological testing or excavation in the project site.
 - b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the County of Los Angeles Regional Park and Open-Space District for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource. (SCVAP 2012 EIR MM 3.8.2)
- **MM 5.3-7** All Project-related ground-disturbing activities in native sediments shall be monitored by a qualified Archaeologist to reduce any archaeological resources impacts to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Archaeologist shall explain the procedures necessary to protect and safely remove potentially significant archaeological resources, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential cultural sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until

the qualified archaeologist has evaluated the nature and significance of the find. The Project Applicant shall then be notified if the materials are believed to be potentially significant, and the archaeologist may recommend further study and mitigation to the satisfaction of LACDRP.

- **MM 5.3-8** At such time when the Project Archaeologist is on-site for monitoring activities, a qualified Native American Tribal Monitor shall be notified and invited to observe ground-disturbing activities. The Native American Tribal Monitor shall coordinate with the Project Archaeologist and provide input regarding potential resources or cultural sites. Should any resources be discovered, the procedures set forth in MMs 5.3-2, 5.3-3, and 5.3-7 shall be followed.
- **MM 5.3-9** All Project-related ground-disturbing activities in paleontologically sensitive sediments shall be monitored by a qualified Paleontologist to reduce any impacts to non-renewable fossil resources to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the Natural History Museum of Los Angeles County, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential paleontological sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until the qualified paleontologist has evaluated the nature and significance of the find. The Project Proponent will then be notified if the materials are believed to be potentially significant, and the paleontologist may recommend further study and mitigation to the satisfaction of LACDRP.

3. Energy

Potential Effect

The development and operation of the Project will require the consumption of energy, including natural gas, electricity, and petroleum projects, and could potentially

involve the inefficient use of these energy resources. The 2012 SCVAP EIR concluded that the Project's inefficient use of energy resources was not anticipated; nevertheless, further analysis of these potential effects was provided in the Draft SEIR to ensure the latest up-to-date energy-related information was provided.

Finding

Through compliance with regulatory requirements and implementation of the mitigation measures required by the 2012 SCVAP EIR and identified in the Final SEIR, the Project would not involve the inefficient use of energy resources, and potential energy-related impacts would be less than significant.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects on energy resources of the Project to less than significant levels.

Facts

Energy impacts are discussed in Section 5.4 of the Draft SEIR. Electrical power and natural gas service for the Project area would be provided by Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas). Based on the anticipated Project requirements, SCE would require the extension of distribution circuitry for a short distance along the existing Ridge Route Road to reach the proposed Project. Additionally, the local Elizabeth Lake Substation, located approximately 1 mile south of the Project Site, would be upgraded as necessary to adequately and safely provide electrical service to the proposed Project. All of the proposed upgrades would occur within the existing footprint of the substation and on SCE property.

Potential Inefficient Use of Energy

Short-Term Construction Impacts

Construction energy use could be considered wasteful, inefficient, or unnecessary if construction equipment is old or not well maintained such that its energy efficiency is lower than newer equipment; if equipment idles even when not in use; if construction trips utilize longer routes than necessary; or if excess electricity and water are used during construction activities. As discussed in Section 5.1, Air Quality, of the

Draft SEIR, pursuant to the California Code of Regulations (specifically, Title 13, Section 2485), all diesel-fueled commercial motor vehicles must not idle for more than five consecutive minutes at any location. This would reduce fuel use by construction vehicles.

Transportation energy use depends on the type and number of trips; vehicle miles traveled; fuel efficiency of vehicles; and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment; from delivery vehicles and haul trucks; and from construction employee vehicles that would use diesel fuel and/or gasoline. The use of these energy resources fluctuates according to the phase of construction and would be temporary. Construction traffic is expected to access the Project site from I-5 at Lake Hughes Road, which leads to Ridge Route Road, which is the most direct and shortest route from the site to the regional freeway system.

Additionally, to the extent feasible and where electrical energy is currently available or would be available following installation of the proposed electrical infrastructure system, electricity would be used during construction from power lines and SCE connection, avoiding the use of generators that are less efficient than tying into SCE infrastructure.

As discussed in Section 5.12, Utilities and Service Systems, of the Draft SEIR, compliance with the County's Construction and Demolition Debris Recycling and Reuse Ordinance requires the recycling/reuse of at least 50 percent of non-hazardous construction/demolition debris by weight or volume. Additionally, in response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. This would indirectly reduce energy use from the production of building materials.

Thus, through implementation of the above project features and compliance with the above regulatory requirements, energy use during construction of the Project would not be considered inefficient, wasteful, or unnecessary. Impacts would be less than significant and no mitigation is required.

Long-Term Operational Impacts

Long-term energy use would be considered inefficient if alternative energy sources are not used when they are feasible/available, and if construction techniques and materials are not compliant with building code requirements for energy efficiency (including California's Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings; (2) the CALGreen Code; and (3) Title 31 of the County Code (the Los Angeles County Green Building Standards Code).) Although compliance with these regulations, plans, and policies is required, implementation of MM 5.4-1 would further ensure compliance with energy conservation and efficiency standards of Title 24. Therefore, the Project would be consistent with the requirements of these energy-related regulations, as discussed in Section 5.7, Greenhouse Gas Emissions, of the Draft SEIR. Additionally, implementation of MM 5.4-2 would ensure that adequate energy resources and facilities are available to serve the proposed Project.

As set forth in Section 5.4 of the Draft SEIR, and based on CalEEMod calculations, the electricity demand from the Project would be approximately 23.67 million kilowatt hours per year (kWh/yr) and the natural gas consumption would be approximately 64,539 million British Thermal Units per year (BTU/yr) or 512,000 therms per year. The electricity use associated with the Project water consumption is estimated to be approximately 10.4 million kWh per year. Actual electricity demand will be slightly reduced with the elimination of industrial development and a portion of the commercial uses. At full build-out, the Project's electricity use would be approximately 0.03 percent of the existing electricity use in Los Angeles County and natural gas use would be approximately 0.002 percent of the existing natural gas use in Los Angeles County. The proposed Project would not result in excessive long-term operational energy demand.

Transportation energy use would be associated with daily trips associated with the Project, including internal trips to points within the Project site; local trips (including vehicular trips to local area destinations); and longer commuter trips to external employment areas. Based on the annual vehicle miles traveled (VMT), gasoline and diesel consumption rates were calculated using estimated miles per gallon factors based on Los Angeles County data for 2023 from EMFAC2014. It is estimated that the Project-generated traffic would use 969,000 gallons of diesel fuel and 4.5 million gallons

of gasoline per year. As shown in Table 2 to the April Errata, the elimination of the industrial and reduction of the commercial would reduce overall Project vehicle trips, with a resulting reduction in VMT and associated fuel consumption. Therefore, fuel consumption associated with vehicle trips generated by the proposed Project would not be considered inefficient, wasteful, or unnecessary. It is noted that EMFAC 2014 forecasts that 4.0 percent of the Los Angeles County passenger car and light truck VMT would be by electric vehicle.

Additionally, as discussed in Section 4.0, Project Description, of the Draft SEIR, the Project proposes an extensive greenbelt and trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the Castaic Lake SRA (refer to Exhibit 4-6, Pedestrian Circulation and Trails). The creation of a walkable community with safe pedestrian connections to a variety of land uses would encourage pedestrian and other multi-modal travel within the Project site and the local area, thereby reducing VMT and associated transportation energy use. The vehicular energy (i.e., gasoline and diesel) associated with long-term operation of the proposed Project would not be considered wasteful, inefficient, or unnecessary and the Project would not generate unnecessary vehicular travel.

Off-Site Impacts

Similar to the analysis discussed above, construction and use of the proposed External Map Improvements would result in minor energy demands that represent a fraction of what is anticipated for the proposed Project. Because the anticipated electricity and natural gas consumption would represent a fraction of a percentage of electricity and natural gas usage in Los Angeles County, the impacts associated with the Project's off-site improvements would not be considered inefficient, wasteful, or unnecessary.

Potential Need for New/Expanded Energy Utility Facilities

Short-Term Construction Impacts

Construction of the Project would create temporary demands for electricity and vehicle fuels compared to existing conditions and would result in short-term

transportation energy use. However, this use would be accommodated by existing facilities and infrastructure.

Electrical power used to run equipment during construction would be required. Although the majority of construction equipment during demolition and grading activities would be gas-powered or diesel-powered, later construction activities (including building interiors and architectural coatings) would require electricity. On-site electrical infrastructure is currently limited, and as part of the construction phasing, installation of utility infrastructure would occur prior to the majority of building construction. The proposed utility infrastructure system has been designed to accommodate the anticipated electrical load demands for both Project-related construction and Project operation. Accordingly, the demand for electricity during construction would not require the development of new or expanded electrical infrastructure beyond what is proposed as part of the Project.

No natural gas demand is expected during construction since no natural-gas construction equipment or vehicles are expected to be used.

Impacts related to energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. There would be less than significant impacts and no mitigation is required.

Long-Term Operational Impacts

Operation of the Project would create additional demands for electricity and natural gas compared to existing conditions. According to CalEEMod calculations, the Project would use 23.67 million kilowatt-hours (kWh) of electrical power per year for long-term operation. Actual electricity demand will be slightly reduced with the elimination of industrial development and a portion of the commercial uses. SCE delivered more than 88 billion kWh of electricity to over 14 million people in 2014 (SCE 2015). The Project's electrical power demand would represent less than 0.01 percent of SCE's power supply in 2014 and would not, therefore, create a significant effect on either peak or base load energy demands from SCE. Electrical service would be provided by SCE through connections to existing off-site electrical lines located adjacent to and south of the Project Site, following upgrades to the SCE substation which would

occur fully within the footprint of the existing substation. No new off-site infrastructure improvements are required.

According to CalEEMod calculations, the Project would use an estimated 64,539 million British Thermal Units (BTU) of natural gas per year. SoCalGas has 136 billion cubic feet (Bcf) of storage capacity, with 83 Bcf used for existing core customers, 4 Bcf for system balancing, and the remaining 49 Bcf available for other customers (SoCalGas 2015). The Project's natural gas demand is equal to 59,650 million BTU or less than 0.01 percent of SoCalGas' storage capacity for its natural gas supplies and would not, therefore, create a significant effect on either peak or base load energy demand. SoCalGas would provide natural gas service through connections to existing natural gas lines adjacent to and south of the Project site.

On-site energy use would be reduced through compliance with Title 24, the CalGreen Code (as adopted by the County into Title 31 of the County Code), and other energy conservation programs and policies. While additional energy supplies are needed from SCE and SoCalGas, the Project's electrical and natural gas demands would represent minor amounts of each utility company's total supplies; the Project would not require the development of new energy sources, nor would it create a need to upgrade existing facilities or infrastructure line capacities to serve the Project. The physical impacts resulting from the installation of on-site electrical power and natural gas lines would be within the defined Project impact area and are evaluated throughout the SEIR as part of the proposed Project.

Off-Site Impacts

The Project's proposed off-site infrastructure improvements would have minor energy demands from the use of construction equipment and construction trips, and would have no energy demands (i.e., no off-site land uses) for long-term operation. Further, impacts related to the installation of off-site electrical distribution circuitry and upgrades to SCE's Elizabeth Lake substation would occur within fully developed areas of Ridge Route Road and the existing substation development footprint, respectively. Impacts would be less than significant and no mitigation is required.

Impact Conclusion and Mitigation Measures

Impacts on energy would be less than significant through compliance with applicable plans, policies, and regulations; implementation of recommended mitigation measures would further ensure that a significant impact would not occur. The above finding is made subject to the following mitigation measures being made conditions of Project approval so as to mitigate potential impacts:

Mitigation Measures

- **MM 5.4-1** The County shall review all development plans to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the proposed project prior to approval. (SCVAP 2012 EIR MM 3.17 7)
- **MM 5.4-2** The County shall review all development proposals to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses prior to approval. (SCVAP 2012 EIR MM 3.17-6)

4. Hazards and Hazardous Materials (Fire Hazards, Emergency Response, and Environmental Safety)

Potential Effect

Construction and/or operation of the Project could potentially create a significant hazard to the public or the environment due to the potential presence of hazardous conditions and/or hazardous materials on or in the vicinity of the Project Site.

Finding

Implementation of Project Design Features related to hazards, as well as compliance with all regulatory requirements of the Los Angeles County Department of Building and Safety, California Department of Conservation Division of Oil, Gas and Geothermal Resources (DOGGR), and the Los Angeles County Fire Department (LACFD) would reduce the Project's potential hazards impacts to less than significant levels. Therefore, impacts related to hazards and hazardous materials would be less than significant.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects on hazards and hazardous materials impacts of the Project to less than significant levels.

Facts

Potential hazards-related impacts (release of hazardous materials, interference with emergency plan, inadequate emergency access, and exposure to fire risk) are discussed in Section 5.5, Fire Hazards, Emergency Response, and Environmental Safety, of the Draft SEIR.

Release of Hazardous Materials

Construction Impacts

The Project site includes two easements containing underground pipelines. As discussed in Section 4.0, Project Description, of the Draft SEIR, implementation of the proposed Project would involve the relocation of these pipelines to an alignment along the eastern boundary of the proposed development areas and within the identified grading footprint. All proposed relocation activities would be performed in accordance with all applicable rules and regulations set forth by the State Fire Marshal and pursuant to Code of Federal Regulations (Title 49 and Part 195), which would ensure that potential impacts to those workers associated with the relocation effort would be less than significant. Further, the Project would comply with all requirements and procedures put forth by the California Division of Oil, Gas, and Geothermal Resources.

Operation Impacts

All pipeline relocation activities would occur prior to grading of the Project Site, and thus prior to construction activities or occupation of the Project Site. Additionally, the relocated pipe would be subject to testing requirements pursuant to Section 51013.5(a) of the California Code of Regulations. Therefore, long-term impacts to the public would be negligible, and potential impacts associated with the onsite oil line would be less than significant.

Emergency Access and Access Plans

Implementation of the proposed Project would generate an increase in the amount and volume of traffic on local and regional roadway networks. However, the proposed Project Applicant would be required to design, construct, and maintain

structures, roadways, and facilities to comply with applicable local, regional, State, and/or federal requirements related to emergency access and evacuation plans. Roadway design has been and will continue to be coordinated with the LACFD to ensure that minimum roadway design standards, including roadway width, surface material, and grade requirements would be constructed to ensure accessibility by LACFD apparatus by way of access roadways.

The County has adopted a Standardized Emergency Management System (SEMS), which establishes organizational levels for managing emergencies, standardized emergency management methods, and standardized training from responders and managers. Additionally, the County had adopted an Operational Area Emergency Response Plan (OAERP) that describes the planned responses to emergencies associated with natural and man-made disasters and technological incidents. During both the construction and operation of the proposed Project, the County and all emergency response and disaster agencies would comply with the requirements as set forth in the SEMS and AOERP, as well as any other applicable local, State, and federal emergency plans and procedures.

No local emergency response plans or evacuation plans are in place for the Project Site. However, based on coordination with the LACFD, the proposed Project access and circulation plan provides multiple routes of access to all portions of the site for emergency vehicles access. The proposed Project design will also be subject to additional reviews by LACFD and Los Angeles County Department of Building and Safety as part of the normal building permit process. The proposed Project will also comply with all applicable requirements of Section 21.24.030 of the Los Angeles County Code, related to Wildland Access to the satisfaction of the LACFD. Accordingly, the Project would not result in a significant impact related to emergency response or emergency access.

Exposure to Fire Risk

The Project Site is within a designated Very High Fire Hazard Severity Zone (VHFHSZ) area. Stringent requirements, pursuant to Title 32 (Fire Code) of the Los Angeles County Code of Ordinances, are placed on any development within VHFHSZ

areas to reduce the risk associated with wildland fires. As part of the Project, all VHFHSZ code and ordinance requirements would be met.

Fuel modification would be managed in accordance with the Fire Management Program developed as part of the original Specific Plan, subject to review and approval by the LACFD. Appropriate maintenance of the fuel modification areas on the Project Site would be part of the Fire Management Program requirements and would be enforced by the LACFD, as with all other private development projects.

The Project would comply with all minimum requirements related to fire flow as set forth in the County of Los Angeles Fire Code. With application of the Fire Management Program specified in the Specific Plan, which would require compliance with the County Fire Code and all other regulatory standards, impacts related to development within a VHFHSZ would be less than significant and no mitigation is required.

Upon development of the proposed Project, its roadways would not be traversing a wildland area that would be subject to extreme hazards from brush or forest fires. Additionally, the proposed Project would provide multiple access points that enable free flow of traffic into and out of the Project Site, and would not hinder public evacuation or the deployment of fire-fighting and other emergency equipment in the event of a brush or forest fire. As previously discussed, the Project shall comply with all applicable requirements of Los Angeles County Fire Code. All new facilities would also conform to applicable local ordinances and would allow for adequate emergency access, which would include adequate turning radii for fire trucks and emergency vehicles to access.

The proposed Project would result in roadway improvements in the area, specifically to Ridge Route Road, improving the efficiency for emergency response vehicles and evacuation access. With implementation of local ordinance emergency access requirements and proposed roadway improvements, the Project would not result in significant impacts to emergency access.

Water would be supplied to the Project site by the Newhall County Water District (NCWD). A total of 6 water tanks (5 new and 1 existing) with a combined capacity of approximately 13.35 million gallons (MG), would be located on a total of 3 water tank sites to serve the proposed Project. In addition to these tanks, the Project will construct

a water tank site for the benefit of the Newhall County Water District (NCWD). This water tank site, together with future improvements by NCWD, will improve the efficiency and reliability of the overall water system. According to the Water Supply Assessment prepared for the proposed Project and discussed in more detail in Section 5.12, Utilities, of the Draft SEIR, the additional water storage in combination with the available water supply from the NCWD would provide more than adequate water supply and water pressure for fire protection services to the proposed Project. Additionally, the proposed Project would comply with applicable requirements of Title 32 of the Los Angeles County Code that establish standards for water mains, fire hydrant flows, hydrant spacing, access and design, and other hazard reduction programs for a VHFHSZ. Therefore, potential impacts associated with water pressure for fire services would be less than significant.

The proposed Project's residential, commercial, parklands, and open space areas do not constitute an unusually high or potentially dangerous fire hazard. Rather, development in the Project vicinity would decrease the possibility of wildfires on and near the site because it would provide greater fire service access to open space areas surrounding the site; provide five new water tanks and utilize one existing tank to serve the Project Site, thereby providing greater water access and increased water pressure in the Project area; and convey a 1.4-acre parcel for the future construction of a fire station on the Project Site to ensure adequate fire protection for the proposed Project and surrounding areas.

Additionally, the Project would comply with California Fire Code California Code of Regulations Title 24, Part 9, Section 316.6 requiring that structure no be constructed within the utility easement beneath high-voltage (66 kilovolts or greater) transmission lines and LACFD Regulation 27 requiring that any proposed construction or land use within feet of the drip line of High Voltage Transmission lines be subject to review by the Fire Marshal. Any potential for fire impacts related to land use would be reduced to a less than significant level as a result of the proposed Project.

Impact Conclusion and Project Design Features

Through compliance with regulatory plans, policies and regulations, as well as incorporation of the below Project Design Features, the Project would have a less than significant impact pertaining to hazards and hazardous materials. The above conclusion is made subject to the following Project Design Features being made conditions of Project approval:

- Aa total of 6 water tanks (5 new and 1 existing) with a combined capacity of approximately 13.35 million gallons (MG), would be located on a total of 3 water tank sites to serve the proposed Project. In addition to the tanks mentioned above, the Project will construct a water tank site for the benefit of the Newhall County Water District (NCWD). This water tank site, together with future improvements by NCWD, will improve the efficiency and reliability of the overall water system.
- The existing oil line that currently traverses the Project site would be relocated, prior to grading activities, to an alignment along the eastern boundary of the proposed development areas and within the identified grading footprint.
- In order to address the potential for fire hazards, the Project Applicant will ensure that a fuel modification program be developed, approved by the Los Angeles County Fire Department, and implemented on all perimeter slopes adjacent to natural open space, also known as 'transition slopes' or 'Fuel Modification' slopes edges. Fuel modification slopes reduce wildland fire hazard through appropriate fuel management between structures and natural open space. The Fuel Modification Program is to establish different zone treatments that have varied landscaping requirements based on the distance from structures of concern. The total fuel zone width requirement shall be approximately 200 feet from residential rear yard setback and the width will be dependent on the slope conditions within that range, or consistent with current LACFD requirements. There are locations present along the eastern edge of the Project site where the fuel modification zone may extend onto adjacent property. In these areas, a reduced zone with a comparable level of wildfire protection consistent with LACFD

requirements may be implemented. A reduced fuel modification zone may also be implemented in localized areas to minimize intrusion into open space areas. The Fuel Modification Program will specify the type of vegetation that is permitted; the type of irrigation that must be installed; and the responsible parties for installation and long-term maintenance. All fuel modification zones will be permanently maintained by a Landscape Maintenance District or a Homeowners Association (HOA).

- In conjunction with the fuel modification plan, the Applicant will develop and submit a Landscape Plan and an Irrigation Plan for approval prior to the issuance of a building permit. The Landscape Plan will emphasize vegetation with a “low fuel potential” and require that all vacant graded lots located within the tract be cleared of brush to reduce fire hazard.
- As part of the Project, a Fire Management Program will be developed to assist Project developers and future residents in constructing and maintaining a fire-safe environment. The Fire Management Program will specify various techniques and methods for reducing the potential for vegetative fire hazards including but not limited to such practices as clearing brush and vegetative debris from fire-prone and developed areas as per the requirements of the County Fire Department in accordance with Section 4219 of the California Public Resources Code. The Fire Management Program would be detailed in the Landscape and Irrigation Plan, but implemented and maintained through the HOA.
- Additionally, the main backbone road system will provide fire and emergency access in accordance with LACFD requirements. The LACFD will confirm the adequacy of emergency access routes as part of tract map review and, if determined to be inadequate, the LACFD would direct modifications to be implemented as a condition of approval.

5. Geology and Soils (Geotechnical Hazards)

Potential Effect

The Project Site is located within a seismically active region, and during a moderate or major earthquake occurring close to the site, Project improvements could

be subject to hazards associated with surface rupture, seismically-induced ground shaking and/or failure, soil liquefaction and lateral spreading. In addition, hazards associated with unstable soils resulting in landslide, lateral spreading, subsidence, liquefaction, or collapse, or resulting in substantial soil erosion or the loss of topsoil, could potentially occur as a result of the construction of the Project.

Finding

With implementation of the recommendations identified in the Project's geotechnical reports, which are included as Appendix F to the Draft SEIR, potential geology and soils impacts from the Project would be reduced to a less than significant level by designing and constructing the Project's structures in conformance with the most stringent safety standards consistent with all applicable local, state, and federal regulations, such as the California Building Code (CBC) and the Los Angeles County Building Code (LACBC) provisions regarding seismic safety and design requirements for foundations, retaining walls/shoring and excavation.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects pertaining to geology and soils to less than significant levels.

Facts

Geotechnical hazards are discussed in Section 5.6 of the Draft SEIR, and are fully analyzed in the Project's geotechnical reports (Appendix F of the Draft SEIR). Grading for the Project involves approximately 33 million cubic yards of earthwork. The manufactured slopes on the Project Site would be graded at a 2:1 (horizontal to vertical) slope ratio or flatter, with appropriate intervening terraces and drainage devices to satisfaction of the Los Angeles County Department of Public Works. According to gross and surficial stability analyses and through application of standard grading techniques, the fill-and-cut slopes would be stable.

All activities associated with the grading and export of soil at the Project Site, along with all development of the Project Site, would be undertaken pursuant to applicable codes and regulations, including the County Building Code, as well as

applicable regulations established by the Los Angeles County Department of Public Works. Prior to issuance of a grading permit, a qualified geotechnical engineer would be required to submit a final geotechnical report with recommendations for seismic safety and design requirements for foundations, retaining walls/shoring and excavation. Further, a qualified geotechnical engineer would be required to be present on the Project Site during excavation, grading, and general site preparation activities to monitor implementation of the recommendations specified in the geotechnical reports and final geotechnical report, subject to County of Los Angeles review and approval.

The Project's geotechnical reports concurred that there are no known mapped faults that cross the Project Site and that the Project Site is not included in an Alquist-Priolo Earthquake Fault Zone. However, as with most of Southern California, the Project Site may experience strong ground shaking from a major earthquake on other active regional faults in the Southern California area. Since there are no known active or potentially active faults traversing the Project site, the potential for surface fault rupture of a known earthquake fault on the Project Site is negligible. Additionally, given that the site does not contain significant thicknesses of loose compressible soils and that these soils would be removed and replaced with compacted fill, the secondary effect of ground rupture is not considered to be a potential hazard for the Project Site. A less than significant impact would occur, and no mitigation is required.

According to a slope stability analysis prepared for the proposed Project, temporary backcut slopes would provide an acceptable minimum factor of safety and the proposed graded slopes would exhibit minimum factors of safety as well, provided that County of Los Angeles requirements are implemented.

Given that the Project site does not contain significant thicknesses of loose compressible soils and that these soils would be removed and replaced with compacted fill, the secondary effects of liquefaction, lateral spreading, ground subsidence, and soil strength loss are not considered potential hazards on the Project Site. Pursuant to County requirements, loose compressible soils removal and fill placement would be conducted, as recommended in the geotechnical reports, which would eliminate the potential for liquefaction.

Groundwater/seepage was encountered in several borings excavated on the Project Site, and generally at depths of 60 feet or greater. The seepage was typically minor and along fractures within the bedrock or near the bottom of landslides. The geotechnical reports concur that the Project Site is suitable for development, provided that it incorporates County of Los Angeles requirements and all engineering recommendations from the geotechnical reports as part of the final Project design.

The Project would conform to the current CBC and County requirements, which would require preparation of additional geotechnical studies and incorporation of all recommendations defined therein as part of final design related to seismic-related hazards, building code compliance, ground-shaking, liquefaction, and slope stability. Therefore, there would be less than significant impacts related to unstable soils.

The Project Site is underlain by numerous landslides of various extent and origins, and the geotechnical reports indicate that the Project Site slopes lie within an area that has been mapped as potentially susceptible to earthquake-induced landslides. The geotechnical reports indicate that the Project Site is suitable for development, provided that it incorporates County of Los Angeles requirements and all engineering recommendations from the geotechnical reports defined therein as part of the final Project design. Impacts associated with landslides would be less than significant.

Ground disturbance on exposed soils (including grading activities) could lead to erosion and topsoil loss during heavy rains. Development projects that are one acre or more are required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, as discussed in greater detail in Section 5.8, Hydrology and Water Quality, of the Draft SEIR. The Project would be in compliance with the NPDES permit, and erosion potential during construction of the Project would be managed with Best Management Practices (BMPs) implemented on the Project Site as part of a Storm Water Pollution Prevention Plan (SWPPP) during construction activities to minimize erosion impacts. Impacts related to soil erosion or the loss of topsoil would be less than significant.

Expansive soils are materials that, when subject to a constant load, are prone to expand when exposed to water. The geotechnical reports indicate that most on-site soil and bedrock material are generally considered to have very low to medium potential for

expansion potential, and the reports provide recommendations that would reduce the effects of variability in composition and behavior within the site soils and long-term differential settlement. The Project would incorporate County of Los Angeles requirements and all engineering recommendations from the geotechnical reports defined therein as part of the final Project design.

The geotechnical reports indicate that on-site soils are “extremely corrosive” to ferrous metals and copper and provides recommendations that any ferrous metal or copper components of the Project that are placed in direct contact with on-site soils would require protection against the corrosive soils pursuant to the corrosion engineer. The Project would incorporate County of Los Angeles requirements and all engineering recommendations from the geotechnical reports defined therein as part of the final Project design.

Impact Conclusion

Conformance with the applicable regulatory requirements described above as well as the recommendations contained in the geotechnical reports, subject to final approval by the County as part of the Project’s permitting process, would reduce potential impacts associated with geology and soils to less than significant levels.

6. Greenhouse Gases

Potential Effect

Implementation of the Project would directly or indirectly result in increased greenhouse gas emissions (“GHG”) associated with the construction and operation of the Project, including energy consumption and water usage, and vehicle trips to and from the Project. Construction and operation of the Project could potentially conflict with applicable GHG emissions reduction plans, policies, or regulations.

Finding

Construction and operation of the Project would generate new direct and indirect GHG emissions; however, the increase in annual GHG emissions would be consistent with the Los Angeles County Community Climate Action Plan (“CCAP”). Moreover, construction and operation of the Project would not conflict with applicable GHG

emissions reductions plans, policies, or regulations. As a result, construction and operation of the Project would not have a significant impact with respect to GHG emissions.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects on GHG emissions impacts of the Project to less than significant levels.

Facts

The GHG emissions generated by the construction and operation of the Project, as well as the Project's consistency with the applicable regulations, plans, and policies set forth by the State of California and the County to reduce GHGs, are analyzed in Section 5.7 of the Draft SEIR.

The Project's significance with respect to GHG emissions was evaluated based on its consistency with the applicable GHG reduction strategies in the CCAP, in accordance with State CEQA Guidelines Section 15183.5, which specifies that project-level evaluation of GHG emissions can "tier off" a programmatic CEQA analysis of GHG emissions such as the EIR prepared for the County's General Plan and CCAP. Projects that demonstrate consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change. Specific CCAP strategies that the Project is consistent with are detailed in Section 5.7 of the Draft SEIR, and include green building standards, solar installation, bicycling and pedestrian infrastructure, electrical vehicle infrastructure, water conservation, and waste reduction.

Total GHG emissions from the Project have also been quantified to provide information to decision makers and the public regarding the level of the Project's annual GHG emissions. The emissions during Project construction and operation are estimated using the California Emissions Estimator Model ("CalEEMod") (GHG emissions from construction have been amortized over the 30-year lifetime of the Project and included in the annualized operational GHG emissions). Detailed calculation methodology can be found in Appendix G of the Draft SEIR. With the

elimination of industrial development and a portion of the commercial uses, operation-related GHG emissions will be less than those set forth in the Final SEIR.

The efficacy of the Project's design features to reduce GHG emissions as well as the reductions achieved through compliance with all applicable regulatory plans to reduce GHG emissions were evaluated by comparing the Project's GHG emissions (i.e. "Project scenario") to a BAU scenario, in relation to California Assembly Bill 32 (the California Global Warming Solutions Act of 2006) ("AB 32") and the State's Climate Change Scoping Plan ("Scoping Plan"). In this analysis, the BAU scenario includes only those regulations which were in place at the adoption of the 2008 AB 32 Scoping Plan and consistent with those assumptions by the California Air Resources Board (CARB). Additional information regarding this analysis is provided in Appendix G of the Draft SEIR. Ultimately, the Project scenario takes into account the Project's commitments and changes due to implementation of various regulatory programs including the Renewables Portfolio Standard of 45 percent, the Pavley regulation mandating higher fuel efficiency standards for light-duty vehicles, and CARB's Advanced Clean Cars program. With these adjustments, the Project achieves a 40.1 percent reduction from the BAU scenario. However, a reduction from BAU is not used as a threshold of significance. Rather, it demonstrates consistency with GHG reduction policies and goals set forth in AB 32 and the Scoping Plan. Moreover, the evaluation matrix (Supplemental Table 1, included as Appendix J to the Final SEIR) demonstrates that the Project is consistent with the goals of SB 32.

In addition to the Project's consistency with the CCAP, as well as the GHG reduction targets established by AB 32 and the Scoping Plan, the construction and operation of the Project would not conflict with any applicable GHG emissions reductions plans, policies, or regulations. The Project's consistency with the GHG reduction goals and strategies set forth in the 2012 SCVAP, as well as the Southern California Association of Governments' 2016-2014 Regional Transportation Plan/Sustainable Communities Strategy are assessed in Tables 5.7-5 and 5.7-6, respectively, in the Draft SEIR. As is shown in Supplemental Table 1 (Appendix J to the Final SEIR), the Project is consistent with the regulations and anticipated efforts outlined in the 2017 Climate Change Scoping Plan update, which is the State's

evaluation on how it will reduce GHG emissions to achieve the goals of SB 32 (notably, to reduce the state's emissions to 40 percent below 1990 levels). Because the Project is consistent with these Scoping Plan measures, the Project does not impede the State's anticipated efforts to reach the goals of SB 32.

Moreover, the State Legislature has recently extended to 2030 the Cap-and-Trade program, which establishes an overall limit on GHG emissions from capped sectors across the state. According to CARB, the continuation of the Cap-and-Trade program, the State can achieve the 40 percent reduction target by 2030. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-State or imported. Accordingly, GHG emissions associated with the Project's electricity usage are covered by the Cap-and-Trade Program. Furthermore, the Cap-and-Trade Program also covers the GHG emissions associated with the combustion of transportation fuels in California, whether refined in-State or imported. Accordingly, as with stationary source GHG emissions and GHG emissions attributable to electricity use, virtually all, if not all, of GHG emissions associated with the Project's vehicle-miles traveled (VMT) are covered by the Cap-and-Trade Program.

Executive Order S-3-05 and SB 32 also establish a goal to reduce statewide GHG emissions to 80 percent below 1990 levels by 2050. This goal, however, has not been codified. In its Climate Change Scoping Plan, CARB acknowledged that the measures needed to meet the 2050 goal are too far in the future to define in detail. However, in the 2017 Scoping Plan Update, CARB identified the types of activities required to achieve the 2050 target, including activity changes, greater energy efficiency, and decarbonizing electricity and fuel supplies.

Although the Project's emissions level in 2050 cannot at this time be reliably quantified, statewide efforts are underway to facilitate the State's achievement of that goal. It is reasonable to expect that the Project's emission levels would continue to decline as regulatory initiatives identified in the 2017 Scoping Plan Update are implemented and other technological innovations occur.

The Project incorporates various Project Design Features that would further reduce GHG emissions by installing solar panel systems, providing electrical vehicle

infrastructure, and incorporating characteristics that would reduce transportation-related GHG emissions. In addition, the Project would comply with the GHG-related mitigation measures contained in the 2012 SCVAP EIR as well as air quality-related mitigation measures contained in both the 2012 SCVAP EIR and the 1992 SP EIR that relate to GHG emissions. Furthermore, additional Project-specific mitigation measures are identified in the Final SEIR that will ensure additional reductions in the Project's GHG emissions. For the above reasons, the Project's potential GHG impacts would be less than significant.

Impact Conclusion, Project Design Features, and Mitigation Measures

Through compliance with regulatory plans, policies and regulations, as well as incorporation of the below Project Design Features and Mitigation Measures, the Project would have a less than significant impact pertaining to GHG emissions. The above conclusion is made subject to the following Project Design Features and Mitigation Measures being made conditions of Project approval:

Project Design Features

- The Project will commit to the equivalent of installing 3-kilowatt (kW) solar panel systems on 50 percent of residential dwelling units;
- The Project will install 135 electric vehicle (EV) chargers at non-residential parking spaces within the community;
- The Project will ensure that 100 percent of residences will be pre-wired for an EV charging station and that at least 10 percent of residences will have an EV charging station;
- The Project will feature the following Transportation Demand Management (TDM) measures, including:
 - Expanding the local transit network by adding existing transit service to enhance the service near the Project site;
 - Providing shuttles to major employment center;
 - Ensuring that pedestrian facilities, such as sidewalks, and community regional, and local trails are provided throughout the Project site;

- Ensuring that roads with adjacent trails for pedestrian and bicycle use are provided throughout the Project site connecting the community;
- Providing off-site pedestrian facility improvements connecting to existing elementary school;
- Including land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes;
- At least two of the following:
 - Constructing off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths;
 - Including bicycle parking facilities, such as bicycle lockers and racks;
 - Including showers for bicycling employees' use;
- At least two of the following:
 - Constructing off-site pedestrian facility improvements, such as overpasses, wider sidewalks;
 - Constructing on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths;
 - Including showers for pedestrian employees' use;
- Including traffic calming measures for on-site roadways and intersections.

Mitigation Measures (Air Quality and GHG Emissions)

- **MM 5.1-1** Prior to implementing project approval, applicants shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. (SCVAP MM 3.3-1)
- **MM 5.1-3** Prior to grading permit issuance, applicants shall develop a Construction Equipment Exhaust Emission Management Plan to minimize construction-related exhaust emissions. The Construction Equipment Exhaust

Emission Management Plan shall require the following elements: (SCVAP MM 3.3-2 exhaust emission measures)

- Scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.
- Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 PM and 6:00 AM, and between 10:00 AM and 3:00 PM).
- Use of diesel-powered construction equipment shall use ultra-low sulfur diesel fuel.
- Use electric welders to avoid emissions from gas or diesel welders when such equipment is commercially available.
- Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment when such equipment is commercially available.
- Use on-site electricity or alternative fuels rather than diesel-powered or gasoline powered generators when such equipment is commercially available.
- Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.
- Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum.
- Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use.
- Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA, and are commercially available and can feasibly be retrofitted onto construction equipment.

- The project applicant shall require all on-site construction equipment to meet US EPA Tier 4 or higher emissions standards according to the following:
 - April 2010 through December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - January 1, 2012 through December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentations, and CARB, SCAQMD, or ICAPCD operating

permit shall be provided at the time of mobilization of each applicable unit of equipment.

- The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations.
- Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions.
- **MM 5.1-7** Prior to final building inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified on plot plans and may not be pooled in one location (SCVAP MM 3.3-6).
- **MM 5.1-8** New residential developments shall allow only natural gas-fired hearths and shall prohibit the installation of wood-burning hearths and wood-burning stoves (SCVAP MM 3.3-7).
- **MM 5.7-1** Prior to the issuance of building permits, the applicant shall provide evidence of green building practices and design elements that reduce GHG emissions, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-1)
- **MM 5.7-2** Prior to the issuance of building permits, the applicant shall provide evidence of energy- efficient designs, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards, such as those found in the Leadership in Energy and Environmental Design ("LEED") Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code.
- **MM 5.7-3** Prior to the issuance of building permits, the applicant shall provide evidence of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems, in accordance with the

requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.

- **MM 5.7-4** Prior to the issuance of building permits, the applicant shall provide evidence of light colored "cool" roofs and cool pavements, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.
- **MM 5.7-5** Prior to the issuance of building permits, the applicant shall provide evidence of efficient lighting (including LEDs) for traffic, street, and other outdoor lighting purposes, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.
- **MM 5.7-6** Prior to the issuance of building permits, the applicant shall provide evidence of efficient pumps and motors for pools and spas, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.
- **MM 5.7-7** Prior to the issuance of building permits, the applicant shall provide evidence of the ability to install solar, and solar hot water heaters, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.
- **MM 5.7-8** Prior to the issuance of building permits for, the applicant shall provide evidence of water-efficient landscapes, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.
- **MM 5.7-9** Prior to the issuance of building permits, the applicant shall provide evidence of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods, in accordance with the requirements of the ordinances adopted pursuant to the

County's Green Building Program and other applicable State and County standards.

- **MM 5.7-10** Prior to the issuance of building permits, the applicant or their contractor shall submit a site construction management plan for the reuse and recycle construction and demolition (including soil, vegetation, concrete, lumber, metal, and cardboard) to the Department of Public Works for review and approval in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards.
- **MM 5.7-11** Prior to the issuance of building permits, the applicant shall provide evidence of reuse and recycling receptacles in residential, industrial, and commercial projects, in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards.
- **MM 5.7-12** Prior to the issuance of building permits, the applicant shall provide evidence of consistency with "smart growth" principles to reduce GHG emissions (i.e., ensure mixed- use, infill and higher density projects provide alternatives to individual vehicle travel and promote efficient delivery of goods and services).
- **MM 5.7-13** Prior to implementing project approval, the applicant shall preserve existing trees, to the extent feasible and consistent with mitigation measures, encourage the planting of new trees consistent with the final landscape palettes, and create open space where feasible.

1992 SP EIR Mitigation Measures

- **MM 5.1-9** A commuter computer program shall be developed for the NorthLake residents in an attempt to reduce commuter vehicle trips generated by the proposed projects.

Project Mitigation Measures

- **MM 5.1-13** Once constructed, the Applicant shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the County within one month following the issuance of each occupancy permit.
 - Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law).
 - Post both bus and Metrolink schedules in conspicuous areas.
 - Configure the employee work schedules around the local bus schedule to the extent reasonably feasible.
- **MM 5.7-14** Prior to the issuance of each residential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan for the applicable future homeowners association(s) to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling to all homeowners prior to individual purchase of property and again annually
- **MM 5.7-15** Prior to the issuance of each nonresidential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan to provide educational information to each owner or tenant on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; and (5) recycling to all homeowners prior to individual purchase of property and again annually.

- **MM 5.7-16** Prior to the issuance of each grading and building permit, the applicant/developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.
- **MM 5.7-17** Prior to the issue of the occupancy permit for the 1,000th residential unit, the master developer shall provide the County with plans for a weekly farmers' market to be sponsored by the homeowners' association or similar entity.

7. Hydrology and Water Quality

Potential Effect

The Project's associated construction activities could significantly impact the quality of the groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies due to surface runoff from the Project during construction. The Project's post-development activities could potentially degrade the quality of storm water runoff. Post-development non-storm water discharges could contribute potential pollutants to the storm water conveyance system and/or receiving bodies. All of these potential effects require National Pollution Discharge Elimination System (NPDES) permit compliance.

Finding

Construction of new drainage improvements and implementation of the identified best management practices (BMPs) in compliance with all regulatory requirements in accordance with the requirements of the Los Angeles County Department of Public Works (LACDPW) and Regional Water Quality Control Board (RWQCB) would reduce the Project's potential hydrology and water quality impacts to less than significant levels. Therefore, impacts related to hydrology and water quality would be less than significant.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects on hydrology and water quality impacts of the Project to less than significant levels.

Facts

Hydrology and water quality impacts are discussed in section 5.8 of the Draft SEIR and are analyzed in the Draft SEIR's drainage report and water quality technical report contained in Appendices H-1 and H-2 of the Draft SEIR.

Water Quality

The proposed Project could result in short-term construction impacts to surface water quality from grading activities; construction of structures, roadways, and infrastructure improvements; and other construction-related activities. The Project's construction impacts will be minimized through compliance with the Construction General Permit pursuant to regulatory requirement RR 5.8-1, including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and erosion and sediment control best management practices (BMPs) as well as BMPs that control the other potential construction-related pollutants. Project-specific BMPs are identified in Section 5.8.5, Relevant Project Characteristics, of the Draft SEIR, as well as the regulatory requirements and project design features listed below.

Construction on the Project Site may require dewatering related to removal of standing on-site water prior to construction activities or for vector control, if groundwater is encountered during grading, or to allow discharges associated with testing of water lines, sprinkler systems, and other facilities. The Project will comply with the general waste discharge requirements in the Dewatering General Waste Discharge Requirements (WDRs) pursuant to RR 5.8 3.

The Project will reduce or prevent erosion and sediment transport and the transport of other potential pollutants from the Project Site during the construction phase through implementation of BMPs meeting Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology (BAT/BCT) that will prevent or minimize environmental impacts and ensure that any discharges during the Project construction phase will not cause or contribute to a violation or an exceedance of water quality standards in the receiving waterbodies, or degrade or contribute pollutants resulting in an adverse significant impact. On this basis, Project construction-related water quality impacts would be less than significant.

Mean annual runoff volumes are expected to increase with the Project, as the overall imperviousness of the Project Site would increase from approximately 1.3 percent to approximately 24.2 percent. However, potential impacts would be avoided by implementation of Project BMPs including site design, source control, low impact development (LID), and hydromodification control BMPs in compliance with the Municipal Separate Storm Sewer System (MS4) Permit and LID requirements. The LID and hydromodification control BMPs provide substantial runoff volume reduction via infiltration and evapotranspiration, in compliance with the LID Performance Standard. Additionally, the Project's excess surface runoff will flow from the regional detention / retention basin through Grasshopper Creek to the Castaic Lagoon, where it will be stored and recharged into the Alluvial aquifer, benefiting groundwater supplies for the Project area.

LID BMPs would reduce the average total suspended solids (TSS) concentration in stormwater runoff from the Project Site, despite increased runoff volumes, and no impacts related to TSS would occur. Nitrogen and phosphorous compounds entering Castaic Lagoon are anticipated to increase with Project development, which may be potentially significant based on the lagoon's biological productivity and its assimilative capacity. However, because fertilizers would be a significant source of nitrogen and phosphorous compounds, implementation of MM 5.8-1, requiring implementation of an Integrated Pest Management (IPM) Plan, would reduce this potential impact to a less than significant level.

Post-development concentrations and loads of total and dissolved copper, total lead, total and dissolved zinc, and total iron are predicted to increase compared to pre-development conditions. However, the LID BMPs will also reduce trace metals in the runoff from the proposed Project. In addition, comparison of the trace metal concentrations, both in Project runoff and in Castaic Lagoon with Project runoff, to the benchmark California Toxics Rule (CTR) criteria shows that all of the trace metal concentrations in Castaic Lagoon with Project runoff, are below the benchmark water quality criteria, while dissolved copper is predicted to decrease in Castaic Lagoon with Project runoff. Accordingly, the Project will not have significant impacts resulting from trace metals.

Average annual chloride load is expected to increase as a result of the increase in total annual runoff volume predicted for the Project. However, the average concentration of chloride in Castaic Lagoon is predicted to decrease slightly with Project runoff, and no impact will result.

Post-development nutrients in runoff are not expected to cause significant water quality impacts. Based on implementation of the construction phase and post-construction Project BMPs, runoff discharges from the Project will not cause increases in turbidity which would result in adverse effects to beneficial uses in the receiving waters. Based on these considerations, the water quality impacts of the Project on turbidity would be less than significant.

Pesticides in runoff may or may not increase in the post-development phase as a result of applications in and around buildings and in vegetated areas. However, proposed pesticide management practices, including source control, removal in LID BMPs, and advanced irrigation controls, in compliance with the requirements of the MS4 Permit and the County LID Manual, will minimize the presence of pesticides in runoff. Stormwater discharges from the Project are not expected to increase the in-stream concentration of pesticides. On this basis, the Project's impact related to pesticides would be less than significant.

Without implementation of BMPs, the stormwater discharges from the Project could potentially exceed the REC-1 Basin Plan standard for FIB. However, the FIB concentrations in runoff from the Project would be reduced through the implementation of source control and LID BMPs, including education of pet owners, education regarding feeding (and therefore attracting) of waterfowl near waterbodies, and providing products and disposal containers that encourage and facilitate cleaning up after pets. The Project will not include septic systems, and the sewer system will be designed to current standards which minimize the potential for leaks. With these BMPs, it is anticipated that the Project will not result in substantial changes in pathogen or fecal indicator bacteria (FIB) concentrations in receiving waters causing a violation of the water quality standards or waste discharge requirements or otherwise substantially degrade water quality in the receiving waters. Water quality impacts related to pathogens would be less than significant.

No petroleum hydrocarbon impacts upon receiving waters are anticipated, as the Construction SWPPP must include BMPs that address proper handling of petroleum products on the construction site, which must effectively prevent the release of hydrocarbons to runoff per the BAT/BCT standards. In addition, all proposed petroleum pipeline relocation activities would be performed in accordance with all applicable rules and regulations set forth by the State Fire Marshal and pursuant to Code of Federal Regulations (Title 49 and Part 195), which would ensure that potential impacts would be less than significant.

The presence of soap and associated Methylene Blue Activated Substances (MBAS) in runoff from the Project Site would be controlled through source control BMPs, including a public education program on residential and charity car washing and the provision of a centralized car wash area directed to the sanitary sewer system in the multi-family residential areas. Other sources of soap, such as cross connections between sanitary and storm sewers, are unlikely given modern sanitary sewer installation methods and inspection and maintenance practices. Therefore, the Project's impact with respect to MBAS would be less than significant.

Based on the incorporation of source control and LID BMPs pursuant to MS4 Permit and LID Manual requirements and the impact analysis results presented in these sections, potential post-development impacts associated with acute and chronic aquatic toxicity would be less than significant.

Bioaccumulative pollutants that are present in stormwater runoff from the Project may have the potential to accumulate in LID BMP vegetation and soils, potentially increasing the risk of exposure to wildlife and the food chain. However, the potential for bioaccumulation impacts from the proposed parcel-based and regional LID BMPs would be minimal. The vegetation and soil media in the LID BMPs will trap sediments and pollutants in the soils, which contain microorganisms that metabolize and transform pollutants, therefore reducing the potential for these pollutants to enter the food chain. The BMP facilities would not provide open water areas and are not likely to attract waterfowl. Bioaccumulation of pollutants in Castaic Lagoon is not of concern due to the low concentrations of pollutants, below the benchmark Basin Plan objectives and CTR criteria, predicted in the treated runoff. On this basis, impacts related to

bioaccumulation and adverse effects on aquatic life or human health would be less than significant.

The LID BMPs will infiltrate or evapotranspire all expected dry weather runoff. It is expected that no dry weather discharge from the Project site to the receiving waters will occur. Based on source control BMPs reducing the amount of dry weather runoff and LID BMPs capturing and retaining the dry weather runoff that does occur, the impact from dry weather flows is less than significant.

Waste Discharge Requirements

For Project construction, appropriate BMPs must be implemented that will achieve the performance standard of BAT/BCT. Compliance with the Regulatory Requirements (RR 5.8-1 – RR 5.8.3) below would reduce potential water quality impacts to a level that is less than significant.

The County Sanitation Districts do not currently provide wastewater services to the Project area. The Project site will be annexed into SCVSD, and coordination will occur with the Los Angeles County Consolidated Sewer Maintenance District for inclusion into its sewer maintenance system. Upon annexation, SCVSD would provide wastewater treatment services to the area. Water supplied to the Project Site to be used for indoor purposes would be discharged into the public sewer system for treatment at the Saugus and Valencia WRPs. Compliance with all applicable LARWQCB, LADPW, and Sanitation Districts' wastewater quality requirements, as described in Sections 5.8 and 5.12 of the Draft SEIR, would ensure that potential impacts would be less than significant.

Groundwater

The Project Site is not underlain by a groundwater basin. As discussed in Section 5.6, Geology and Soils, groundwater/seepage was encountered in several borings excavated on the Project Site, and generally at depths of 60 feet or greater. The proposed Project would introduce impervious surfaces to the Project Site through development activities which would subsequently limit the amount of permeable surface area within the Project site. However, because the proposed development area is not

located in an area underlain by a groundwater basin, Project-related development would not directly interfere with groundwater recharge.

According to the WQTR, although precipitation recharge would decrease in the developed condition due to the increase in impervious area, the predicted increase in recharge in Castaic Lagoon due to the increase stormwater runoff volume would offset this decrease. Based on this analysis, the Project's impacts on groundwater recharge would be less than significant.

On a cumulative basis, a number of studies have documented long term stability of groundwater levels in both the Alluvial aquifer and the Saugus Formation aquifer despite urban growth and two extended periods of successive dry years. Future model scenarios incorporating planned development, including the Project and cumulative impact analysis area projects, through 2030 indicate continued long-term stability of aquifer water levels. On this basis, the Project's cumulative impacts on groundwater recharge would be less than significant.

Erosion/Siltation

In accordance with the NPDES General Construction Permit issued by the SWRCB for Los Angeles County, the Project would be subject to erosion-control requirements contained in the County's Grading Ordinance and would be required to comply with established NPDES permit requirements for clearing, grading, and excavation activities prior to construction of the Project (refer to RRs 5.8-1 through 5.8-3). Compliance with the permit requires conformance with applicable BMPs and development of a SWPPP and monitoring program plan. When construction is completed, the Applicant would be required to file a Notice of Termination with the SWRCB.

Post-construction erosion impacts could occur on manufactured slopes and other open space areas on-site unless landscaping or other erosion-control measures are implemented. Landscaping will substantially decrease the possibility of erosion. Lastly, the Project grading must satisfy the requirements set forth by the LADPW, which will ensure that hillsides and manufactured slopes are stable and not subject to erosion.

The Project would include implementation of several drainage features, including benches, downdrains, swales, catch basins, storm drain pipes, inlets/outlets, an energy dissipator, debris basin, and elevated inlets, to ensure that off-site and on-site sediment does not affect downstream properties; these features have been incorporated into Project design. The desilting inlets/elevated inlets would prevent sediment and debris (bulk flows) from entering the storm drain system on the Project site. Energy dissipators would reduce the energy of the stormwater flows in order to reduce the potential for erosion. Additionally, the development of the Project Site will increase the impervious cover on the Project site, which will substantially decrease the amount of silt and vegetative debris in the stormwater runoff. Finally, catch basin filters, centralized units (or comparable technologies) that are designed to remove sediment, floatables, and the pollutants adsorbed onto these pollutants are required upstream of all discharges to natural areas by the County's NPDES permit. Therefore, stormwater runoff into Grasshopper Creek will meet all applicable regulatory water quality criteria and will not adversely affect the native vegetation in this area.

All Project Site drainage would be collected within the Project Site by the storm drain system and released via a single outlet located in the southern portion of the Project Site into an undeveloped area of lower Grasshopper Canyon. After passing through lower Grasshopper Canyon within the Applicant's property (both within the Specific Plan area and the adjacent 140-acre parcel that is not a part of the proposed Project), drainage would flow easterly onto the Castaic State Recreation Area (SRA) property. To accommodate wet weather flow, distributed volume and flow would be implemented for the portions of development that discharge to Castaic Creek and Marple Creek and regional basins that incorporate outlet structures designed to mimic pre-development in-stream sediment transport capacity would be implemented for the portion of the development that discharges to Grasshopper Creek. As detailed in the WQTR, the hydromodification control performance standard would be achieved with implementation of these facilities. Therefore, impacts associated with wet weather flows would be less than significant.

In order to prevent the discharge of dry weather urban runoff, the Project would include the use of native and/or non-invasive, climate appropriate vegetation and smart

irrigation controls as well as parcel-based and regional LID BMPs. As part of the WQTR, a dry weather water balance was performed which indicated that all dry weather flows would be infiltrated or removed by evapotranspiration via the proposed LID BMPs, which would also provide hydrologic source control. Therefore, impacts associated with dry weather flows would be less than significant.

On- or Off-Site Flooding

As described in Section 5.8 of the Draft SEIR, the proposed Project would result in an overall 1,324.9 cubic feet per second (cfs) decrease in the peak flow from a 50-year capital storm event, thereby ensuring that the Project would not increase downstream flooding risks; potential impacts would therefore be less than significant. All on- and off-site flood control improvements necessary to serve the Project Site will be constructed to the satisfaction of the County's Department of Public Works.

At buildout of the Project Site, a total of 6 water tanks (including one existing tank) and associated pump stations with a combined capacity of approximately 13.35 million gallons (MG) would be located on a total of three water tank sites along the western portion of the Project Site. In the unlikely event that any of these tanks were to severely rupture, the associated overland flow could potentially result in flooding on- and off-site. However, pursuant to the tank break analysis performed for the Draft SEIR, water flowing down from the tank location would be deposited into the Project Site's storm drain system. Fencing and backyards would further serve to protect Project homes in the case of a complete tank rupture. Furthermore, no habitable structures would be located within the potential off-site flooding area; therefore, the potential rupture of a water tank would not impact off-site structures. Therefore, the tank break analysis determined that potential on- and off-site impacts associated with flooding from the rupture of these tanks would be less than significant.

Impact Conclusion, Regulatory Requirements, Project Design Features, and Mitigation Measures

Through compliance with regulatory plans, policies and regulations, as well as incorporation of the BMPs identified in Section 5.8.5 of the Draft SEIR, and the below Regulatory Requirements, Project Design Features, and Mitigation Measures, the

Project would have a less than significant impact pertaining to hazards and hazardous materials. The above finding is made subject to the BMPs identified in Section 5.8.5 of the Draft SEIR, as well as following Regulatory Requirements, Project Design Features, and Mitigation Measures, being made conditions of Project approval:

Regulatory Requirements

- **RR 5.8-1** Prior to the issuance of a grading permit, the Project Applicant shall be responsible for filing a Notice of Intent and the appropriate fees to the SWRCB in order to obtain coverage under the NPDES General Construction Permit for construction activities. Pursuant to the permit requirements, the Project Applicant shall develop a Stormwater Pollution Prevention Plan that incorporates Best Management Practices for minimizing construction-related pollutants in site runoff.
- **RR 5.8-2** The Project shall comply with the Los Angeles Regional Water Quality Control Board MS4 Permit (Order No. R4-2012-0175; NPDES Permit No. CAS004001), the County of Los Angeles LID Ordinance, and the County of Los Angeles LID Standards Manual.
- **RR 5.8-3** The Project shall comply with the Los Angeles Regional Water Quality Control Board General NPDES Permit and General WDRs for Dischargers of Groundwater from Construction and Project Dewatering (Order No. R4-2013-0095, NPDES No. CAG994004).

Project Design Features

- **PDF 5.8-1:** Prior to the issuance of any grading or building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan shall be prepared consistent with the terms and content of the *NorthLake Specific Plan Water Quality Technical Report* and the *Low Impact Development Plan, Vesting TTM No. 073336 NorthLake Phase 1* that specifically identify the LID, treatment, and hydromodification control BMPs to be used on the NorthLake Project site.

- **PDF 5.8-2:** For the post-construction (operational) phase, the Project shall implement the following LID BMP Performance Standard for runoff volume reduction and water quality treatment:
LID BMPs shall be selected and sized to retain the volume of stormwater runoff produced from a 1.15 inch storm event (LID design volume). When it has been demonstrated that 100 percent of the LID design volume cannot be feasibly infiltrated, then biofiltration shall be provided for 1.5 times the portion of the LID design volume that is not retained. Runoff from roadways shall be retained or biofiltered in retention or biofiltration BMPs sized to capture the design storm volume or flow, per the guidance in USEPA's Managing Wet Weather with Green Infrastructure: Green Streets. Regional facilities shall be implemented within the Project to infiltrate or biofilter the runoff volume from the 1.15 inch design storm volume that has not been retained or biofiltered within parcels or road right-of-ways.

Mitigation Measures

- **MM 5.8-1** The Project will develop and implement an Integrated Pest Management Plan as a mitigation measure in accordance with the integrated pest management and pesticide and fertilizer application guidelines established by the University of California Division of Agriculture and Natural Resources Statewide Integrated Pest Management Program (<http://www.ipm.ucdavis.edu/>). The IPM Plan, which will serve to control nutrients and reduce pesticide use, will include the following components:
 - Roles and responsibilities. The IPM Plan will identify the key decision makers in the program, other key roles (such as the person responsible for recordkeeping), and the program funding mechanisms.
 - Pest identification. The IPM Plan will identify plant species and potential pests for these plant species. The Plan shall provide references to resources (e.g., existing field manuals) and identify tools (e.g., hand lens) that can be used to facilitate identification.

- Practices to prevent pest incidence and reduce pest buildup. The IPM Plan will include a list of acceptable management strategies for each potential pest. For example, effective practices include modifying landscaping to be less conducive to pest survival, using pest-resistant plant varieties, using mulch to suppress weeds, encouraging naturally occurring biological controls, educating the public to be more tolerant of pests, removing pests mechanically or with barriers and traps, developing a list of pesticides that are less toxic to the environment, and developing formulations that will control the pest if other methods are not successful.
- Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. The IPM Plan will establish monitoring guidelines for the potential pests and beneficial insects. Monitoring procedures shall include regular visual inspections or checking with traps and methods to quantify observations. The monitoring program shall be used to evaluate when pests may become intolerable and to evaluate the level of effectiveness of controls.
- Establishment of action thresholds that trigger control actions. The IPM Plan will establish injury levels and action thresholds for each potential pest that is listed in the plan. The injury level is the number of pests associated with intolerable damage. Action thresholds are the set of conditions required to trigger a control action, usually pesticide application.
- Pest control methods. The IPM Plan will describe cultural, mechanical, environmental, and biological pest control methods and shall list pesticides authorized for use and the Safety Data Sheets for each pesticide. The Plan will include specific criteria for selecting pest management methods, for example, those that are least disruptive to natural controls and least damaging to water quality, and procedures for evaluating the effectiveness of the control method.

- Fertilizer management. The IPM Plan will describe soil assessment techniques, fertilizer types, application methods, and proper storage and handling of fertilizers.
- Pesticide management. The IPM Plan will discuss pesticide safety (e.g., Material Safety Data Sheets, precautionary statements, and protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation). The IPM Plan will include a pesticide application guidelines/checklist. For example, the application equipment must be calibrated correctly and written records must be kept of any pesticide application.
- Irrigation management. The IPM Plan will describe the low volume water approaches to landscape irrigation, such as drip type and sprinkler systems with SMART controllers, and shall also describe the training to be provided to landscape crews that will focus on applying water only when needed to enhance plant root growth, managing irrigation to avoid conditions conducive to disease development, and minimizing runoff containing pollutants.
- Record keeping. The IPM Plan will describe the records that will be maintained for program implementation, including pest identification and monitoring results, when and where various pest suppression techniques were implemented, pesticide application records, observed side effects of the treatment on non-target species, and public complaints and positive feedback received.
- Training. The IPM Plan will describe continuing education of pest management personnel.
- Effectiveness evaluation. The IPM Plan will describe the methods to be used to evaluate the overall effectiveness of the program and the schedule for reviewing the Plan to incorporate new IPM technology.

8. Land Use and Planning

Potential Effects

The Project could be deemed inconsistent with applicable County planning and zoning regulations for the Project Site, including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, community/neighborhood plans, and the County's zoning ordinance as applicable to the Project Site. In addition, the Project could be deemed inconsistent with relevant regional planning efforts and policies. Such inconsistencies, if severe enough, could potentially result in a significant physical impact on the environment.

Finding

Following a review of applicable adopted plans and policies that regulate land use on the Project Site, the Project is found to be consistent with these applicable land use policies, plans, and ordinances. Therefore, no significant impacts regarding land use and planning exist.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects on land use and planning impacts of the Project to less than significant levels.

Facts

The 1,330-acre Specific Plan area is undeveloped, naturally vegetated land. Existing uses include cattle grazing throughout the Specific Plan area, so the area is disturbed, and several utilities and easements are also located on site. These include water tanks; electrical transmissions lines and easements; oil pipelines and easements; natural gas and water lines; and a telecommunications line. The Project Site is designated "Specific Plan" and site-specific land uses are tied to the Land Use Plan and Development Standards included in the adopted 1992 NorthLake Specific Plan.

The proposed Project would implement the currently approved Specific Plan and no amendments to this specific plan are proposed. Additionally, the Specific Plan is included as an approved plan in the 2012 SCVAP and it was determined, as part of the

2012 SCVAP EIR, that development of the 2012 SCVAP 2012, including the Specific Plan, would be consistent with all applicable County plans.

The fundamental goal of SCAG's 2012-2035 RTP/SCS and the Growth Vision effort is to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Table 5.9-1 of the Draft SEIR provides the consistency analysis for the Specific Plan and SCAG's Compass Growth Vision. The project's consistency with the 2012-2035 RTC/SCP is addressed in Section 5.11, Transportation/Traffic, of the Draft SEIR. As demonstrated through the analysis, implementation of the Specific Plan would be consistent with the goals and policies of SCAG's regional planning programs.

The Los Angeles County General Plan identifies the Specific Plan as an approved specific plan and assumes its future development. According to Policy LU 2.12 of the General Plan's Land Use Element, existing specific plans are required to be updated to reflect the General Plan Land Use Legend as part of the comprehensive planning effort. However, the Specific Plan is consistent with the General Plan Land Use Legend and no updates are required. Therefore, because the proposed Project is consistent with the Specific Plan, it can be concluded that it is also consistent with the General Plan. However, as required by Section 15125(d) of the State CEQA Guidelines, Table 5.9-2 of the Draft SEIR addresses the proposed Project's consistency with the goals and policies as outlined in the General Plan. As identified through this consistency analysis, the proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect.

As noted above, the Specific Plan is included as an approved plan in the 2012 SCVAP. Table 5.9-3 of the Draft SEIR addresses the Project's consistency with the 2012 SCVAP.

The proposed Project would involve development pursuant to the Specific Plan, and no amendments would be required. The approved Specific Plan is a concept plan, and not intended to be a precise plan of development. The proposed Project sets forth a development plan which would allow for partial development of the entire Specific Plan site. A Vesting Tentative Tract Map (No. 073336) is requested to subdivide

approximately 737 acres within the Phase 1 area of the NorthLake Specific Plan into 700 individual lots. The remainder of the Specific Plan site would be subject to future development approvals not to exceed the maximum development potential defined in Section 4.0, Project Description, of the Draft SEIR.

The proposed Project includes a reduction in development area; however, the land use plan is consistent with the land use concept and overall intent of the Specific Plan. The residential portions of the proposed Project have been redesigned from the original Specific Plan to fit the existing landforms more closely, resulting in less site disturbance, and the planning areas have been arranged in smaller parcels, creating an opportunity for residents to identify more closely with their individual neighborhoods. The approved Specific Plan allows for a total maximum of 3,623 units; the Project proposes development of 3,150 residential units, including a mix of single-family, multi-family and senior units.

Commercial land uses have also been redesigned and reduced to reduce overall development square footage and to minimize potential land use conflicts with proposed residential, recreation, and open space components of the Project. The Specific Plan provides for 50.1 acres of industrial use and 13.2 acres of commercial use. The Project proposes to develop 0.0 acres of the 50.1 industrial acres and 9.2 acres of the 13.2 commercial acres, remaining consistent with the Specific Plan. The permitted land uses within commercial areas are also consistent with the uses anticipated by the Specific Plan.

Additionally, the Specific Plan featured a golf course as the central organizing feature; however, changes in the popularity of golf and the current drought conditions in California have led to a reconsideration of the previous plan. Golf has given way to more inclusionary recreational and open space features that serve the needs of a higher percentage of the population and are more sensitive to environmental considerations; therefore, the proposed Project includes an enhanced park network, recreation facilities, and a greenbelt-trail loop system that is integrated with the adjacent open space trail system. The NorthLake Specific Plan provides for 643.3 acres of recreation and open space, as well as schools, parks, and other facilities. The proposed Project designates a

total of 799.5 acres of land as recreation and/or open space, consistent with the Specific Plan.

The Specific Plan identified the potential need for one elementary school and one middle school within the proposed Project Site boundaries, and two conceptual school sites were identified in the Specific Plan. The proposed Project includes land for a 23-acre school site in Phase 2 of the Project Site. However, the CUSD may choose to locate the school site within the Phase 1 area of the Project Site. Accordingly, the proposed Project includes one 23-acre school site, which may be located in either Phase 2 or Phase 1, and which is consistent with the NorthLake Specific Plan.

The Project proposes a modest adjustment from the total approved density and acreage to the total proposed density and acreage as shown in Table 4-2 of Section 4.0 Project Description of the Draft SEIR (as revised on page 3-10 of the Final SEIR and further revised below). The adjustment is not significant, as the total cumulative proposed density is approximately 9.2 dwelling units per acre in a more clustered development on 341.9 acres. This represents 258.4 fewer acres than the existing Specific Plan approval, which authorized development of 600.3 acres with 6 dwelling units per acre total cumulative project density. The modest adjustment between approved and proposed densities, the addition of 148.6 more acres of recreation/open space, and the consistency with the Specific Plan regarding the amount of approved and proposed residential units overall (3,150 proposed compared to 3,623 approved in the Specific Plan), demonstrates that the Project is consistent with and in conformity with the Specific Plan. Moreover, implementation of the proposed Project would be consistent with the applicable goals and policies of the Specific Plan, as set forth in Table 5.9-4 of the Draft SEIR.

**TABLE 4-2
LAND USE AREA COMPARISON**

	Existing NorthLake Specific Plan		Proposed Plan		Difference	
	(ac)	(du)	(ac)	(du)	(ac)	(du)
Residential	600.3	3,623	341.9	3,150	(258.4)	(473)
Commercial	13.2		9.2		(4.0)	
Industrial	50.1		0.0		(50.1)	
Open Space	476		632.5		156.5	
Recreation- Golf	167		0		(167)	

Recreation- Trails/Parks	0		167		167	
School/Park Facilities	23.1		43.5 ^a		20.4	
Right of Way ^b			120.5		120.5	
Public Services (Fire Station Pad) ^b			1.4		1.4	
Total	1,330.0		1,330.0^c			
ac: acres; du: dwelling units; (-): negative ^a Northlake Hills Elementary School was previously constructed on a 20.6-acre site. ^b The <i>NorthLake Specific Plan</i> did not provide a breakdown of acreages for right of way or public service facilities. Roadways were included in Residential. ^c Totals may not add due to rounding and mapping.						

Despite minor modifications, the proposed Project would be consistent with the Specific Plan and where the Specific Plan is silent, the Project would comply with the applicable zoning requirements; therefore, the Project would also be consistent with the County Zoning Code.

Impact Conclusion

Through conformance with applicable planning and land use policies, goals, and regulations, the Project would not result in significant impacts associated with consistency with regulatory land use plans and guidelines. Therefore, no mitigation measures would be required.

9. Utilities (Water, Wastewater, and Solid Waste)

Potential Effect

The development of the Project will increase water demand at the Project Site from current conditions, which could be considered a significant impact if sufficient water is not available to service the Project's water demand.

The Project is served by a regional, interconnected system of wastewater collection and treatment facilities. The Project could potentially exceed the existing conveyance and treatment capacity of these facilities due to an increase in wastewater produced on-site.

The Project would result in the generation of substantial amounts of solid waste, which could potentially exceed existing and future solid waste collection and disposal facilities in the area.

Findings

The utilization of available water supplies, as well as the Project's implementation of water conservation measures, would reduce potential water supply and water infrastructure impacts identified to a less than significant level.

Implementation of the Project's on-site wastewater collection system, County conditions of approval, and design features incorporated into the Project would reduce potential wastewater/sewage impacts to a less than significant level. Furthermore, construction and operation of the Project would not generate wastewater sufficient to exceed the capacity of existing treatment facilities or create wastewater system capacity problems. Therefore, the Project does not have the potential to have significant wastewater or sewer service impacts.

The Project will comply with federal, state and County regulations related to solid waste, including recycling and diversion requirements related to waste generated during both construction and operation. Existing landfill and waste facilities (including Class I, II and III landfills) within Southern California can accommodate waste generated by the Project. Therefore, solid waste impacts would be less than significant and no mitigation is required.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant environmental effects on wastewater and sewage service impacts of the Project to less than significant levels.

Facts

The Project's potential utility and service impacts, including potential impacts of the proposed Project on water supply and water service infrastructure, wastewater infrastructure and treatment capacity, and solid waste conveyance and disposal facilities, are analyzed in Section 5.12 of the Draft SEIR. Analysis related to the Project's demand for electricity and natural gas is included in Section 5.4, Energy, of the Draft SEIR, as discussed above in these findings.

Water

One wholesale water agency, CLWA, and four retail water purveyors provide water service to most residents of the Santa Clarita Valley. The four retail purveyors are NCWD, Los Angeles County Waterworks District No. 36, the Santa Clarita Water Division of CLWA, and the Valencia Water Company (VWC) (CLWA 2015) (collectively

referred to as the “Local Purveyors”). The SEIR’s analysis focuses on NCWD and CLWA as these agencies may be affected by the proposed Project.

There are two main water supplies for the Santa Clarita Valley—local supplies and imported supplies. Local supplies consist of groundwater and recycled water, and imported supplies consist of SWP water and SWP-related supplies such as groundwater banking programs, transfers, and purchases.

Senate Bill (SB) 610 requires preparation of a water supply assessment (WSA) for certain large projects (e.g., projects that propose development of more than 500 units, such as the Project) by the supplier for the proposed project. The WSA must include an evaluation of the sufficiency of the water supplies available to the water supplier to meet existing and anticipated future demands (including the demand associated with the project) over a 20-year horizon that includes normal, single-dry, and multiple-dry years. Accordingly, a WSA was prepared by NCWD for the Project, which is included in Appendix K of the Draft SEIR.

Water System Impacts

The Project’s proposed water conveyance and storage system would be constructed within the Project Site’s development areas, and construction-related impacts are analyzed throughout the SEIR, including the Project’s significant short-term air quality and noise impacts, as discussed in Section 4.

The proposed Project would result in a total increase in water demand of 2,580 acre-feet per year (AFY) at Project buildout, thereby affecting existing water treatment and conveyance facilities. As part of the approved Specific Plan requirements, and pursuant to the 1992 SP EIR’s mitigation measures, the proposed Project would provide all on-site water system improvements including a total of seven water tanks (one existing and six new tanks), new or expanded pump stations, and the required conveyance pipelines connecting the development to the existing off-site water system. All water system improvements would be sized at the final engineering stage of development. Irrigation systems would be properly designed, installed, operated and maintained to prevent the waste of water. “Drip” irrigation and other water application techniques that conserve water (e.g., soil moisture sensors and automatic irrigation systems) would be used in parks and publicly maintained landscape areas. All fixtures

and appliances would meet or exceed State and local water efficiency standards, as mandated by State and local code and ordinance requirements. Accordingly, with the mitigation measures identified below, on-site operational water system impacts would be less than significant.

As identified in the WSA, the Project would be required to connect to the NCWD facilities, resulting on potentially significant impacts related to existing off-site water conveyance and treatment facilities. Connection fees would be paid in compliance with NCWD requirements (MM 5.12-3), which would reduce these impacts to less than significant levels.

Water Supply Impacts

The Project's WSA estimates water total potable water demand at approximately 2,580 AFY. According to the WSA, NCWD's total projected water supplies available during the ensuing 20 years would meet the projected water demands associated with the proposed Project and existing and other planned uses within NCWD's service. This analysis assumes that water demand during construction activities would be trucked in at the cost of the Project Applicant and/or Construction Contractor. This finding is consistent with current information and NCWD's 2010 UWMP.

It should be noted that, according to the WSA, the Proposed Project would use future as well as current water supplies; therefore, an SB 221 water supply verification would be required in accordance with Government Code Section 66473.7(b). It is also noted that a variety of additional water conservation techniques would be implemented as part of the project, as described in Section 4.0, Project Description, of the Draft SEIR. Accordingly, and following implementation of the required mitigation measures from the 2012 SCVAP EIR and 1992 SP EIR identified below, Project impacts on water supply would be less than significant.

Wastewater

Wastewater generated by developed areas in the vicinity of the Project area is treated by Santa Clarita Valley Sanitation District (SCVSD) (one of the districts represented by LACSD) at the Valencia Water Reclamation Plant (VWRP). The proposed Project would be annexed to SCVSD.

The VWRP is located approximately six miles south of the Project Site and is linked with the Saugus Water Reclamation Plant (SWRP) to form a regional wastewater system for the Santa Clarita Valley called the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a permitted treatment capacity of 28.1 million gallons per day (mgd) (6.5 mgd at SWRP and 21.6 mgd at the VWRP) and currently processes an average flow of 17.9 mgd. A 2-phase expansion of the VWRP (Stages V and VI) was approved and will ultimately increase the treatment capacity of the SCVJSS by a total of 15 mgd. The first phase (Stage V) of 9.0 mgd was completed in 2005; the second phase (Stage VI), which has not been completed as of May 2015, will consist of an additional 6 mgd and would increase the total treatment capacity of the SCVJSS to 43.1 mgd. Construction of Stage VI has not occurred because the need for the additional capacity has not yet materialized.

As the Project Site is presently undeveloped, no wastewater is currently being generated on site. An existing 15-inch and 18-inch sewer line was built in Ridge Route and Castaic Lake Drive in 1998 in conjunction with the construction for Tract 44429 and to provide service to the future Specific Plan development. This sewer was based on development of the Project Site with 3,698 new residential units, an additional elementary school, and a large commercial area along the proposed NorthLake Boulevard. Wastewater flow originating from the proposed Project would discharge into existing local sewer lines maintained by the Los Angeles County Consolidated Sewer Maintenance District for eventual conveyance to the Castaic Trunk Sewer, located in Ridge Route Road at Lake Hughes Road. This 12-inch-diameter trunk sewer has a design capacity of 1.8 mgd to 3.0 mgd and conveyed a peak flow of 0.6 mgd when last measured in 2015.

Wastewater System Impacts

The proposed wastewater collection system would be constructed within the Project Site's development areas, and construction-related impacts are analyzed throughout this SEIR, including significant short-term air quality and noise impacts as described in Section 4 of these findings.

SCVSD would provide sewer services via the SCVJSS, including wastewater conveyance, treatment, and disposal services. The Sanitation Districts are responsible

for the construction and maintenance of trunk sewers. Flow levels and pipe condition are checked biennially. Local lines are owned and maintained by the Los Angeles County Consolidated Sewer Maintenance Districts within its borders. The method by which Sanitation District trunk sewer lines are expanded is funded via connection fee. In accordance with MM 5.12-3, the SCVSD's Connection Fee Program requires that prior to being connected to the system, a new user must pay for their fair share of the County Sanitation District's sewerage system expansion. Project-generated wastewater flows would require upgrades to off-site LACDPW and LACSD facilities as detailed in MM 5.12-8 and 5.12-9, respectively.

Wastewater would be treated by the VWRP, which has the capacity to provide primary, secondary and tertiary treatment of 21.6 million gallons per day. As noted previously, the LACSD requires payment of connection fees to fund necessary infrastructure construction and upgrades. The responsibility of new construction or upgrades falls onto LACSD and these improvements are implemented on an as needed basis, as determined by LACSD. Therefore, payment of these connection fees is considered to be adequate mitigation and would reduce impacts to LACSD-owned and operated facilities to less than significant levels. Implementation of MM 5.12-8, in addition to MM 5.12-3 through 5.12-5, and MM 5.12-14, MM 5.12 20, and MM 5.12 22, would reduce impacts related to wastewater systems to less than significant levels.

Solid Waste

As described in Section 5.12 of the Draft SEIR, here are currently 21 active landfills located within and serving the County of Los Angeles. Of these 21 landfills, 10 are classified to accept municipal solid waste. The nearest four landfill facilities to the Project Site have a combined remaining permitted capacity of nearly 100 million tons and 3 of the 4 have an estimated remaining lifespan of over 20 years. LACSD may also pursue a waste disposal option called "Waste-by-Rail" and includes an integrated system of local and remote infrastructure to use railroads as a means to transport refuse. The nearest "waste-by-rail" disposal facility that is permitted to receive municipal solid waste from Southern California counties is the Mesquite Regional Landfill, located in Imperial County, which has an estimate project life of approximately 100 years.

Landfill Capacity

Construction activities associated with the proposed Project would generate a limited amount of solid waste due to the lack of on-site structures that would require disposal; the majority of the limited solid waste generated by Project construction is expected to include vegetative waste and small amounts of wood, plastic, and metal. Construction-related solid waste is considered to be less than significant in that it is short-term and intermittent and much of the waste can be recycled. In addition, the Project would recycle and/or salvage a minimum of 65 percent of the non-hazardous construction and demolition debris or meet a local construction and demolition waste management ordinance. Additionally, in response to California's 75 Percent Initiative, at least 75 percent of all solid waste would be recycled or reused by 2020. Therefore, solid waste impacts associated with construction are considered less than significant.

The proposed Project's 3,150 residential units would generate approximately 12,600 pounds of solid waste per day (6.3 tons/day), or 2,299.5 tons/year. The Draft SEIR determined that the proposed 23.1 acres (372,000 square feet) of proposed commercial and industrial land uses at Specific Plan buildout would generate approximately 1,860 pounds (lbs) of solid waste per day (0.93 tons/day), or 339.5 tons per year, assuming 365 days of operation as a conservative estimate. All industrial uses have been eliminated and the commercial uses have been reduced. As such, the proposed Project will generate less solid waste. In addition, the commercial enterprises would be on varying schedules and would be closed for selected holidays, which would reduce the annual generation of solid waste. Therefore, the estimate is conservative.

Assuming waste would be disposed of at more than one landfill in the vicinity, solid waste disposal estimates generated by the proposed Project would represent less than 0.01 percent of the combined daily permitted waste disposal amounts for nearby landfills. In the absence of any coordinated recycling program, this increase in solid waste would incrementally reduce the capacity of existing landfills in the area, particularly those with a shorter estimated remaining life of less than ten years. However, local regulations (e.g., AB 939 and the County of Los Angeles ordinances described in Section 5.12 of the Draft SEIR) are in place to ensure that the amount of future solid waste generated would be reduced to the maximum extent feasible. The

successful implementation of such regulations and ordinances would extend the life of these facilities in the foreseeable future. Finally, State law requires each jurisdiction to have a five-year landfill capacity available. Overall, the amount of solid waste generated by the proposed Project is not considered less than significant. However, implementation of MM 5.12-29 through 5.12-37 would serve to reduce the proposed Project's solid waste impacts.

In addition, waste disposal in conjunction with the construction and operation of the Project would comply with all applicable waste regulations policies, including the County's Green Building Standards Code and Construction and Demolition Debris Recycling and Reuse Ordinance, which have been adopted to comply with solid waste regulations such as AB 939 and the County's Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE) under its Integrated Waste Management Plan (IWRP). The Project would also comply with the State Model Ordinance implemented in accordance with AB 1327 and require all commercial, industrial, and multifamily residential development to provide for collection of recyclable materials. Additionally, the independent waste hauler serving the proposed Project would provide recycling receptacles and pick-up service for single-family residential units. Therefore, there would be a less than significant impact related to solid waste regulations and no mitigation is required.

Impact Conclusion and Mitigation Measures

Through compliance with regulatory plans, policies and regulations, and the below Mitigation Measures, the Project would have a less than significant impact pertaining to utilities, including water, wastewater, and solid waste. The above conclusion is made subject to the following Mitigation Measures being made conditions of Project approval:

Mitigation Measures

- **MM 5.12-1** The project applicant shall provide all onsite water system improvements and shall contribute to required new or upgraded existing offsite improvements to meet all water supply needs for the proposed development. (1992 SP EIR MM 4.12.1)

- **MM 5.12-2** All water system improvements shall be sized at the water improvement plan check stage of development. (1992 SP EIR MM 4.12.2)
- **MM 5.12-3** Project connection fees would be deposited into a capital improvement fund to help pay for new facilities and expansion required by the Districts; (1992 SP EIR MM 4.9.3)
- **MM 5.12-4** Payment of the connection fees is required for issuance of a permit to connect the project to surrounding Los Angeles County Sanitation District facilities, if necessary. (1992 SP EIR MM 4.9.4)
- **MM 5.12-5** Routine testing of pre-discharge treated effluent should be conducted to monitor compliance with established water quality control limits. (1992 SP EIR MM 4.9.7)
- **MM 5.12-6** Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the County of payment of connection fees in compliance with the requirements of the Newhall County Water District.
- **MM 5.12-7** Prior to connection to the Los Angeles County Sanitation District's wastewater system, the Project Applicant shall provide evidence of payment of the Santa Clarita Valley Sanitation District's Connection Fee Program.
- **MM 5.12-8** Prior to issuance of occupancy permits, the Project Applicant shall coordinate with the Los Angeles County Sanitation Districts to upsize the existing 12-inch VCP Castaic Trunk Sewer in Ridge Route Road (south of the intersection with Lake Hughes Road), as determined necessary by the LA County Sanitation Districts to accommodate future flow volumes.
- **MM 5.12-9** Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met. (SCVAP 2012 EIR MM 3.13.3)
- **MM 5.12-10** If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents. (SCVAP 2012 EIR MM 3.13.4)

- **MM 5.12-11** Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (SCVAP 2012 EIR MM 3.13.5)
- **MM 5.12-12** Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems. (SCVAP 2012 EIR MM 3.13.6)
- **MM 5.12-13** In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management. (SCVAP 2012 EIR MM 3.13.8)
- **MM 5.12-14** In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development. (SCVAP 2012 EIR MM 3.13.9)
- **MM 5.12-15** Provide examples of water conservation in landscaping through use of low water use landscaping in public spaces such as parks, landscaped medians and parkways, plazas, and around public buildings. (SCVAP 2012 EIR MM 3.13.10)
- **MM 5.12-16** Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turf-grass. (SCVAP 2012 EIR MM 3.13.11)
- **MM 5.12-17** Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water conserving irrigation techniques as materials become available. (SCVAP 2012 EIR MM 3.13.12)
- **MM 5.12-18** Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units. (SCVAP 2012 EIR MM 3.13.13)
- **MM 5.12-19** Support amendments to the County Building Code that would promote upgrades to water and energy efficiency when issuing permits

for renovations or additions to existing buildings. (SCVAP 2012 EIR MM 3.13.14)

- **MM 5.12-20** Apply water conservation policies to all pending development projects, including approved tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design. (SCVAP 2012 EIR MM 3.13.15)
- **MM 5.12-21** Upon the availability of non-potable water services, discourage and consider restrictions on the use of potable water for washing outdoor surfaces. (SCVAP 2012 EIR MM 3.13.16)
- **MM 5.12-22** In cooperation with the Sanitation District and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate. (SCVAP 2012 EIR MM 3.13.17)
- **MM 5.12-23** Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site. (SCVAP 2012 EIR MM 3.13.18)
- **MM 5.12-24** Participate and cooperate with other agencies to complete, adopt, and implement an Integrated Regional Water Management Plan to build a diversified portfolio of water supply, water quality, and resource stewardship priorities for the Santa Clarita Valley. (SCVAP 2012 EIR MM 3.13.20)
- **MM 5.12-25** Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (SCVAP 2012 EIR MM 3.13.21)
- **MM 5.12-26** Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions. (SCVAP 2012 EIR MM 3.13.22)
- **MM 5.12-27** Landscaping shall emphasize drought-tolerant vegetation (xeriscaping) where not watered with reclaimed water. Plants of similar water

use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed in xeriscape shall be gauged to receive irrigation using the minimal requirements. (1992 SP EIR MM 4.12.6)

- **MM 5.12-28** Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in xeriscaping. (1992 SP EIR MM 4.12.7)
- **MM 5.12-29** The County of Los Angeles shall follow state regulations in implementing the goals, policies, and programs identified in the Los Angeles County Integrated Waste Management Plan in order to achieve and maintain a minimum of 50 percent reduction in solid waste disposal through source reduction, reuse, recycling, and composting. In response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. Additionally, the Project Applicant or Construction Manager shall ensure that a minimum of 65 percent of the non-hazardous construction and demolition debris will be recycled and/or salvaged or meet a local construction and demolition waste management ordinance. (SCVAP 2012 EIR MM 3.17.1)
- **MM 5.12-30** The County shall require all future commercial, industrial and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. (SCVAP 2012 EIR MM 3.17.2)
- **MM 5.12-31** The County shall require all development projects to coordinate with appropriate County agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the County's Planning Area, and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting. (SCVAP 2012 EIR MM 3.17.3)

- **MM 5.12-32** All new development in the County's Planning Area will be required to implement existing and future waste reduction programs in conformance with the County's Planning Area SRRE program. (SCVAP 2012 EIR MM 3.17.4)
- **MM 5.12-33** Any hazardous waste that is generated on site, or is found on site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported in compliance per appropriate local, state, and federal laws, as well as with the County's SRRE. (SCVAP 2012 EIR MM 3.17.5)
- **MM 5.12-34** Collection/storage facilities for recyclables shall be incorporated into all building designs and/or a conveniently located recycling area shall be developed on the project site for use by all occupants/users of the commercial/industrial uses. (1992 SP EIR MM 4.13.1)
- **MM 5.12-35** The owner and/or tenants of all onsite commercial and industrial uses shall comply with all applicable federal, state and local requirements for handling hazardous materials. Onsite businesses handling hazardous materials shall submit a Business Plan which will include information or inventories, employee training and emergency response plans and procedures. (1992 SP EIR MM 4.13.2)
- **MM 5.12-36** Removal of hazardous materials, waste from the project site shall be conducted by registered waste hauler in accordance with all applicable rules and regulations. (1992 SP EIR MM 4.13.3)
- **MM 5.12-37** All hazardous materials used in association with future onsite businesses shall be stored in specific locations and clearly marked as to contents. (1992 SP EIR MM 4.13.4)

10. Cumulative Impacts

(1) Cumulative Biological Impacts

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially increase the potential impacts to naturally occurring plants and animals, resulting in a potentially significant cumulative impact to sensitive biological resources within the vicinity of the Project Site.

Finding

With the implementation of Project mitigation measures and compliance with existing regulations, the Project is not expected to contribute a significant impact to the Project area. Incremental impacts would not be cumulatively considerable and no additional mitigation is required.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative biological environmental effects to less than significant levels.

Facts

Cumulative effects to biological resources are discussed in Section 5.2.8 of the Draft SEIR. This analysis considers potential impacts to sensitive biological resources that would result from combined, incremental impacts of the Project when added to other past, present, and reasonably foreseeable future projects having closely related impacts, and is based on a review of related projects in the vicinity of the Project site, the Project's direct and indirect impacts with implementation of mitigation measures existing conditions in the Project vicinity, and an analysis of aerial photographs.

The Project would have potentially significant adverse impacts on biological resources. As described above, mitigation measures (MM 5.2-1 through MM 5.2-21) would be implemented to avoid and/or reduce these impacts to less than significant levels. Cumulative projects in the area are expected to have similar potential impacts to the Project on biological resources in the Project vicinity due to similar project type and similar existing conditions. The cumulative impact on biological resources such as special status species, sensitive habitat, jurisdictional resources, and wildlife movement

would be considered to be greater than the individual proposed Project. However, when considering all of the proposed and existing projects in the Project area, the Project contributes a relatively small portion of the impacts in the area due to its relatively small impact acreage, and the location of adjacent existing development. The Project is not expected to contribute a significant impact to the Project area.

While cumulative regional impacts from the loss of wildlife habitat after development of the Project would be considered adverse but less than significant, incremental impacts from the proposed Project would not be cumulatively considerable and no additional mitigation is required.

(2) Cumulative Cultural Resources Impacts

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially increase the potential impacts to historical, archaeological, or paleontological resources, resulting in potentially significant cumulative impacts to such resources within the vicinity of the Project Site.

Finding

With the implementation of Project mitigation measures and compliance with existing regulations, there will be no cumulatively considerable impacts to cultural resources.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative cultural resources environmental effects to less than significant levels.

Facts

Cumulative effects to archaeological and paleontological resources are discussed in Section 5.3.8 of the Draft SEIR. The SCCIC records searches identified six previously recorded cultural resources within the ½ -mile search radius of the Project area (CA-LAN-323, CA-LAN-325, CA-LAN-1222, CA-LAN-1672H, CA-LAN-4475, and CA-LAN-4478H). The previously recorded resources include four prehistoric sites and two historic sites. The prehistoric sites include rock shelters and a habitation site. The historic sites include a historic electrical transmission line dating to 1913 and the historic

Old Ridge Route. Of the six previously recorded cultural resources identified in the search radius, the two historic sites are located within the Specific Plan boundary. In addition to the previously recorded archaeological sites identified within the search radius, the cultural resources survey resulted in the discovery of three new historic archaeological sites and five prehistoric isolates within the Specific Plan boundary. As analyzed in the Draft SEIR, impacts

The resources indicated that human occupation occurred on the Project area during both the prehistoric and historic periods. However, none of the identified archaeological resources discussed above occur within the Project Disturbance Area or in the External Map Improvements Area; therefore, implementation of the Specific Plan would not impact these recorded cultural resources.

Additionally, the paleontological resources records search results were negative for paleontological resources within the Specific Plan boundary. Therefore, unless ground disturbing activities occur within buried geologically sensitive sediments it is unlikely that the Specific Plan will impact significant paleontological resources. Moreover, impacts to potential historical, archaeological, and paleontological resources as a result of the proposed Project would be less than significant with the implementation of the recommended mitigation measures. Therefore, the proposed Project would not generate cumulative impacts to historical, archaeological or paleontological resources

(3) Cumulative Energy Impacts

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially result in cumulative energy impacts.

Finding

The Project and related projects would not cause any cumulative energy impacts through compliance with current regulatory requirements pertaining to energy efficiency and conservation.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative energy environmental effects to less than significant levels.

Facts

Cumulative energy impacts are discussed at Section 5.4.8 of the Draft SEIR. The federal and State governments have enacted legislation to improve energy efficiency in vehicles, equipment, and appliances; to reduce vehicle miles traveled; and to develop alternative fuels or energy sources. Utility companies are also increasing their renewable energy sources to meet the RPS mandate of 33 percent renewable supplies by 2020. On-site energy use would be reduced through compliance with Title 24, the CalGreen Code (as adopted by the County into Title 31 of the County Code), and other energy conservation programs and policies. Cumulative projects in the County would also comply with the same regulations.

Transportation energy use would increase with the Project and cumulative projects in the area. However, this transportation energy use would not represent a major amount of energy use in the County of Los Angeles or the region when compared to the amount of existing development and to total number of vehicle trips and vehicle miles traveled throughout the County and the region. Improved fuel economy in newer vehicles and alternative fuel vehicles are also expected to reduce transportation energy use.

As older appliances, equipment, and vehicles are replaced with newer ones, total energy use is expected to decrease over time. All future related projects would be subject to separate impact analyses to and would be subject to mitigation to reduce potential impacts, as appropriate. Thus, energy use from the Project and cumulative projects would not represent a substantial demand for energy and would not be considered inefficient, wasteful, or unnecessary. Cumulative impacts would be less than significant and no mitigation is required.

(4) Cumulative Hazards Impacts

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially result in cumulative hazards and hazardous materials impacts.

Finding

The Project and the related projects would not cause any cumulative hazards and hazardous materials impacts through compliance with current regulatory requirements.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative hazards and hazardous materials environmental effects to less than significant levels.

Facts

Cumulative hazards and hazardous materials impacts are discussed at Section 5.5.8 of the Draft SEIR. Introduction of residential development into VHFHSZs increases the risk of exposing people and property to wildland fires. The rapid growth of the Santa Clarita Valley region has resulted in considerable residential development within VHFHSZs. However, the rapid development of Santa Clarita and the surrounding areas also facilitates the urbanization of property in the vicinity of the Project Site, thereby decreasing the amount of open space and fuel load that would be subject to wildfires. Additionally, all new and related projects in VHFHSZs, including the proposed Project, must comply with stringent State and County requirements related to fuel modification, construction materials and design, site access, and other components of fire prevention and, if needed, suppression and/or implementation of project evacuation plans. Moreover, potential impacts pertaining to the release of hazardous materials in connection with the Project's proposed pipeline relocation are less than significant with the implementation of the recommended mitigation measures. Consequently, the proposed Project would not contribute to a cumulatively considerable risk regarding hazards or hazardous materials.

(5) Cumulative Geology Impacts

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially result in cumulative geotechnical impacts.

Finding

The Project and the related projects would not cause any cumulative geotechnical impacts through compliance with current building and seismic safety codes and other applicable laws and regulations.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative geotechnical environmental effects to less than significant levels.

Facts

Cumulative geology and soil resource impacts are discussed at Section 4.E of the Draft EIR. Such resource impacts are generally site-specific rather than cumulative in nature. The related projects are small and would not result in excavation or grading at the scale of the Project's construction activities. For these reasons, these projects would not result in cumulative adverse grading and excavation impacts in combination with the Project. Moreover, although the related project sites are also in designated liquefaction zones, the commercial nature of the three related projects is to accommodate existing populations in the area who are likely to already reside or work within the liquefaction area, which is common throughout the eastern San Gabriel Valley. As such, related projects are not expected to introduce new populations to the seismically active region and would not cause a cumulative increase in exposure to seismic hazards. Therefore, cumulative impacts with respect to geologic hazards would be less than significant.

(6) Cumulative Greenhouse Gas Emissions Impacts

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially result in cumulative GHG emission impacts.

Finding

The Project and the related projects would not cause any cumulative GHG impacts through compliance with current building and seismic safety codes and other applicable laws and regulations.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative GHG emission environmental effects to less than significant levels.

Facts

Cumulative GHG emissions are discussed at Section 5.7.8 of the Draft SEIR. Because the magnitude of global GHG emissions is extremely large when compared with the emissions of typical development projects, it is accepted as very unlikely that any individual development project would have GHG emissions of a magnitude to directly impact global climate change. The CCAP states that projects that demonstrate consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change. This statement is consistent with a statement by the CNRA, “Due to the global nature of GHG emissions and their potential effects, GHG emissions will typically be addressed in a cumulative impacts analysis” (CNRA 2009c). Previously, CAPCOA’s CEQA and Climate Change Report states, “GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective” (CAPCOA 2008). Therefore, because the Project is consistent with the Los Angeles County CCAP, the 2012 SCVAP, the 2016-2040 RTP/SCS, and SB 375, and would incorporate mitigation measures that would reduce GHG emissions, it is concluded that the GHG emissions impact would be cumulatively less than significant.

(7) Cumulative Hydrology and Water Quality

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially result in cumulative hydrology and drainage impacts.

Finding

The Project and related projects would be required to meet the all local County and State hydrology and water quality requirements. The cumulative impacts of the Project and related projects with respect to hydrology and water quality are not significant.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative hydrology and water quality environmental effects to less than significant levels.

Facts

Cumulative hydrology and water quality impacts are discussed at Section 5.8.8 of the Draft SEIR. The technical water quality reports prepared for the Draft SEIR reflect predicted pollutant levels for the Project; however, other related projects with the potential to result in increases in runoff volumes and pollutant loads and concentrations that could affect water quality in receiving waters would be subject to the same state, regional, and County water quality regulations and controls that govern stormwater discharges. Because the pollutant concentrations are well below the Basin Plan benchmark water quality thresholds and TMDL wasteload allocations, a potential incremental increase in pollutant concentrations in runoff from the other, non-modeled projects is not expected to result in any cumulative violation of established water quality thresholds. Therefore, the Project will not make a cumulatively considerable contribution to a significant cumulative impact on surface water quality.

Furthermore, the proposed Project and other projects in the cumulative impact study area would be subject to State, regional, and County requirements, such as MS4 Permit and LID Manual requirements; Construction General Permit requirements; General Dewatering Permit requirements; and benchmark Basin Plan water quality objectives, CTR criteria, and TMDLs wasteload allocations, which are designed to assure that regional development does not adversely affect water quality. Any future urban development occurring in the cumulative impact study area also must comply with these requirements. Future projects would be evaluated individually to determine appropriate BMPs and treatment measures to avoid or mitigate impacts to water quality. In addition, the County or City (as appropriate) would review all construction projects on a case-by-case basis to ensure that local and regional drainage surface water quality is protected. Therefore, based on the compliance with all applicable laws, rules, and regulations, no significant cumulative impacts to surface water quality are anticipated.

The proposed Project includes hydromodification control BMPs, and future development projects within the Project's watersheds will control flow in compliance with

the MS4 Permit similarly to the Project. Accordingly, the Project's contribution to cumulative hydromodification impacts to Grasshopper Creek, Marple Creek, Castaic Creek, and the Santa Clara River will be less than significant (i.e., less than cumulatively considerable).

A number of studies, including those by the Upper Santa Clara River watershed water purveyors, have documented long term stability of groundwater levels in both the Alluvial aquifer and the Saugus Formation aquifer. This long term (several decades) stability of the Upper Santa Clara River aquifers has occurred simultaneously with urban growth, as well as two extended periods of successive dry years. Based on a calibrated model of surface water and groundwater interactions for the period 1975 to 2005, groundwater levels in the Upper Santa Clara River aquifers have been relatively stable even with growth and increased water use, indicating that recharge of the aquifers has kept pace with groundwater extraction. Additionally, future model scenarios incorporating planned development, including the Project and cumulative impact analysis area projects, through 2030 indicate continued long-term stability of aquifer water levels. Therefore, the proposed Project's cumulative impact on groundwater recharge is less than significant.

(8) Cumulative Land Use and Planning Impacts

Potential Effect

Development of the Project, in conjunction with other approved and pending related projects, may potentially result in cumulative land use and planning impacts.

Finding

The Project would not result in a cumulatively significant impact with respect to compliance with planning and land use plans and regulatory provisions.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative land use and planning environmental effects to less than significant levels.

Facts

Potential cumulative land use and planning impacts are discussed at Section 5.9.8 of the Draft SEIR. In order for the proposed Project and all other related projects

to be approved, they are required to be consistent with the County General Plan and SCAG's Regional Comprehensive Plan. Consistency with these plans prevents this and other projects from creating cumulative impacts in terms of land use. The plans did anticipate these developments upon adoption, and therefore have been designed to prevent potential cumulative impacts. Therefore, the Project would not result in a cumulative significant impact, when considered together with related projects, with respect to compliance with land use plans and regulatory provisions.

(9) Cumulative Utilities Impacts

Potential Effect

Development of the Project, in conjunction with the related projects, would increase water demand and generation of wastewater and solid waste, resulting in a potentially significant cumulative impact to water supplies and conveyance capacity, wastewater conveyance and treatment capacity, and solid waste disposal capacity.

Finding

As with the Project, each related project is required to ensure that adequate water supply and infrastructure, wastewater infrastructure and treatment capacity, and solid waste disposal capacity exists to accommodate the utility needs of that use. Additionally, each project is required to pay required connection fees used to fund expenses needed to accommodate growth. As such, cumulative impacts regarding utilities would be less than significant.

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen potential significant cumulative utilities environmental effects to less than significant levels.

Facts

Cumulative utilities impacts are discussed at Section 5.12.8 of the Draft SEIR. As growth in the Castaic area continues to occur, the demand on water resources and facilities would increase. As stated in the WSA prepared for the proposed Project, the purpose of a water supply assessment is to determine if the water supplier's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection meet the projected water demand of the proposed

Project, in addition to the water supplier's existing and planned future uses. Therefore, the analysis contained in the WSA accounts for the anticipated water needs of cumulative projects within the NCWD service area. Further, the WSA evaluates future water supply from its suppliers, including imported water sources. However, as shown by the WSA and Draft SEIR, the proposed Project can be served by the existing and future water supplies recognized as adequate in the NCWD Water Supply Assessment. The WSA for the proposed Project states that, because the Project's water supply requirements have been included in the projected water demand, current and future water supplies would be adequate. Therefore, there would be no significant cumulative water supply or infrastructure impacts from the Project.

Future development projects would generate additional sewage volume requiring treatment and disposal. In accordance with MM 5.12-3, the Santa Clarita Valley Sanitation District's Connection Fee Program requires that, prior to being connected to the system, a new user must pay for their fair share of the County Sanitation District's sewerage system expansion. When required, the fees would be used to fund operation, maintenance, and expansion of the LACSD facilities. These LACSD facilities include collection and conveyance pipelines as well as off-site water treatment facilities. According to LACSD, availability of sewer capacity, including wastewater treatment, is dependent on the size of the proposed project and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity will be verified by LACSD as the project advances. As part of the planning process, the project Applicant will continue to coordinate with LACSD to ensure that the Project is considered as future sewerage system relief and replacement projects are planned (LACSD 2015). Further, because all future development would be subject to payment of fees and because the proposed Project would include development of an on-site wastewater collection system to accommodate the proposed Project, no long-term impacts to sewer service and facilities would occur; thus, no significant adverse cumulative impacts relating to wastewater are anticipated from the Project or cumulative projects.

The proposed Project would result in an incremental increase in solid waste generation and disposal when considering its contribution to the existing waste stream

at nearby facilities. Although the proposed Project alone would not exceed the combined daily permitted capacity of local area landfill facilities, the increase in solid waste disposal needs associated with other related and future projects in the area could have a significant cumulative impact on existing landfill sites such that the demand or combined solid waste load could exceed the facilities service capacity. This is particularly so if development and build out of these projects would be accelerated and/or completed well within the remaining life of the landfill facilities identified. Additionally, due to the environmental, regulatory, and political constraints associated with landfill expansion and new landfill siting efforts, the service capacity of existing permitted facilities would remain finite and limited.

However, it is assumed that the nature of the solid waste industry (in conjunction with governmental planning obligations to accommodate population growth and to provide the necessary public services) would ensure that solid waste disposal needs are met. Such trends for accommodating the ever-increasing need for solid waste disposal includes expansion of existing facilities, increased recycling efforts, regulatory design requirements, and diversion of solid waste outside the county and/or state. Nevertheless, the success of these planning efforts is speculative and therefore, the cumulative impact of similar development projects related to solid waste is considered to be potentially significant. Therefore, MMs 5.12-29 through 5.12-37 are provided as a means of reducing the proposed Project's contribution to cumulative solid waste impacts. With the implementation of the recommended mitigation measures, cumulative solid waste impacts would be reduced to a level considered less than significant.

SECTION 3

SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL EFFECTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

The County has determined that, although mitigation measures, design features included as part of the Project, and conditions of approval imposed on the Project will reduce the following effects, these effects cannot be feasibly or effectively mitigated to less than significant levels. Consequently, in accordance with Section 15093 of the State CEQA Guidelines, a Statement of Overriding Considerations has been prepared (see Section 8).

1. Air Quality Impacts

Potential Effects

The Project could have potential impacts on regional and local air quality from construction and long-term operation of the Project. Exposure of sensitive receptors could result from substantial pollutant concentrations. Construction and operation of the Project could conflict with applicable air quality plans, policies, or regulations.

Finding

The Project's uses would be consistent with adopted regulatory policies and guidance regarding air quality; construction of the Project would not exceed SCAQMD's significance thresholds for VOC, CO, SO_x, PM₁₀, and PM_{2.5}; the Project would not contribute to the formation of CO hotspots; and the Project's emission of TACs would be less than significant. However, Project-related construction NO_x emissions, both regional and local, would be significant and unavoidable, while long-term operational emissions would remain significant and unavoidable for VOC, CO, NO_x, PM₁₀, and PM_{2.5} on a regional level. In addition, the Project's contribution toward long-term cumulative impacts to regional O₃, NO₂, PM₁₀, and PM_{2.5} concentrations would be cumulatively significant and unavoidable. No feasible mitigation measures exist to reduce these air quality impacts to a level of less than significant.

The above finding is made in conjunction with a Statement of Overriding Considerations, which is simultaneously being adopted for the Project (see Section 8).

Facts

Potential air quality impacts are analyzed in Section 5.1 of the Draft SEIR.

Consistency with Air Quality Management Plans

Projects are considered to be consistent with SCAQMD's Air Quality Management Plan ("AQMP") if they are consistent with the applicable rules and regulations and the population, housing, and employment assumptions which were used in the development of the AQMP, and which are derived from local general plan documents. As described in Section 5.1 of the Draft SEIR, the Project emissions have been anticipated in the 2012 AQMP. The 2012 AQMP is designed to accommodate expected future population, housing, and employment growth and is based on the 2012-2035 SCAG RTP/SCS, which was developed from City and County General Plans as well as regional population, housing, and employment projections. The proposed Project would implement the currently approved Specific Plan, and no amendments to this specific plan are proposed. Additionally, the Specific Plan was included as an approved development in the 2012 SCVAP. Because the approved Specific Plan predates the 2012 AQMP and the 2012 RTP/SCS by many years, these plans anticipate the emissions that would result from the implementation of the proposed Project. Therefore, implementation of the proposed Project would not conflict with the 2012 AQMP, which is the applicable air quality management plan.

Furthermore, the Project would comply with additional SCAQMD and CARB regulatory requirements, listed below, which would to minimize emissions from on-road and off-road diesel equipment through limitations on idling, controlling fugitive dust, limit VOCs, and restrict wood burning devices. Thus, the construction and operation of the Project would be considered consistent with relevant air quality-related regulations. For these reasons, impacts related to consistency with air quality management plans and associated regulations would be less than significant.

Air Quality Standards

Construction

Earthmoving equipment and activity associated with the grading and construction of infrastructure and buildings to support the project's proposed land uses will generate temporary construction-related emissions over an approximate 11-year timeframe as the NorthLake Specific Plan is implemented. Project construction emissions were estimated using the CalEEMod program, and for the emissions analysis, it was assumed that site preparation and mass grading for the entire site would occur over a 30-month period. Approximately 33 million cubic yards of soil would be moved. Cut and fill would be balanced on the Project site and no off-site export or import is anticipated.

Construction of the proposed improvements would occur in two phases. Phase 1 would develop the southern part of the Project Site starting in the July of 2019 (while mass grading continues to the north) and continuing through 2025. Phase 2 would develop the northern part of the Project site, overlapping with Phase 1, starting in the summer of 2025 and continuing to the end of 2028. Each phase would include site fine grading, utilities installation, building, paving, and painting activities. This analysis assumed that site preparation would require 2,000 hauling truck trips, Fine Grading of Phase 1 would require 1,000 haul truck trips, and Fine Grading of Phase 2 would require 1,000 haul truck trips. Watering of the active grading areas, as required by SCAQMD Rule 403 regarding Fugitive Dust (RR 5.1-1), is an input to the emissions calculation. Output emissions include off-road equipment exhaust; on-road vehicle exhaust; fugitive dust from grading and vehicle travel on paved and unpaved roads; and VOCs from asphalt and architectural coatings.

As shown in Table 5.1-6 of the Draft SEIR, NO_x emissions for the first three years of construction would substantially exceed the SCAQMD CEQA significance threshold. The maximum daily construction emissions for all other analyzed pollutants (VOC, CO, Sox, PM₁₀, and PM_{2.5}) for all years would be less than the SCAQMD thresholds and would be less than significant. As equipment has been and will continue to produce fewer emissions over time due to stricter regulatory requirements, any delay in construction commencement or completion would result in reduced emissions; however, impacts would remain significant and unavoidable.

MM 5.1-3 requires that all off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB or equivalent. Further, all off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. Currently, it is unlikely that all, or even a majority of the mass grading equipment would be available with Tier 4 engines. As shown in Table 5.1-7 of the Draft SEIR, for the all-Tier 3 and all-Tier 4 interim engine scenarios, NO_x emissions would be substantially reduced but would exceed the CEQA significance threshold. For the all-Tier 4 final scenario, NO_x emissions would be less than the threshold. In order for construction NO_x emissions to be less than the CEQA significance threshold, a sizeable fraction of the equipment would need to be equipped with Tier 4 final engines. However, because it cannot be assured that this amount of Tier 4 final equipment would be available in the short-term, the impact is conservatively considered to be significant.

Some mass grading for the Project may require heavy ripping or possibly blasting owing to the existence of hard cemented beds within the bedrock section. The primary air quality concern from blasting is particulate emissions (PM₁₀ and PM_{2.5}). Blasting an area of 1,000 sf would result in less than ½ pound of PM₁₀ or PM_{2.5} emissions. Blasting of ¼ acre in one day would result in approximately 8 pounds per day of PM₁₀ and PM_{2.5}, which when added to the particulate emissions for other construction activities, would not exceed the significance thresholds. It is not anticipated that more than ¼ acre of area would be blasted in one day. The impact on emissions from potential blasting would be less than significant.

In addition to the mass daily emissions for regional thresholds, the SCAQMD has established CEQA localized significance thresholds (LSTs) for ambient air quality to address localized impacts for NO₂, CO, PM₁₀, and PM_{2.5}. The localized effects from the on-site portion of these daily emissions were evaluated at sensitive receptor locations potentially impacted by the Project (shown on Exhibits 5.1-1 and 5.1-2 to the Draft SEIR). The impact calculations are based on the CalEEMod modeling of the maximum daily emission rates using Tier 3 construction equipment, as required by MM

5.1-3. It is likely that some Tier 4 equipment would be used during the grading; therefore, this is a conservative analysis.

As shown in Tables 5.1-8, 5.1-9, and 5.1-10 of the Draft SEIR, no local pollutant concentrations would exceed the applicable SCAQMD CEQA thresholds. However, as shown in Table 5.1-8, local NO_x concentrations are forecasted to exceed the federal 1-hour standard of 100 parts per billion (ppb) (which is not a SCAQMD CEQA threshold). The exceedance of the federal standard would be a significant impact. To reduce emissions below a level of significance would require some equipment with Tier 4 final engines and the remainder, or most of the remainder, with Tier 4 interim engines. As above, because it cannot be assured that this amount of Tier 4 interim and Tier 4 final equipment would be available in the short-term, the impact is conservatively considered to be significant.

SCAQMD considers the thresholds for Project-specific impacts and cumulative impacts to be the same. As described above, construction phase NO_x emissions would exceed the applicable SCAQMD threshold in the short-term, and would therefore be cumulatively considerable. Regional and local emissions of PM₁₀, PM_{2.5}, and ozone precursor VOC would not exceed SCAQMD thresholds and would not be cumulatively considerable.

Operation

Operational emissions are comprised of area, energy, and mobile source emissions. Area source emissions would result from the use of consumer products, natural gas fireplaces, landscaping equipment, and periodic repainting of buildings. Energy emissions come from the use of natural gas for heating and hot water. Mobile source emissions are based on project-related trip generation and VMT forecasts.

Using CalEEMod, the Project's operational emissions were calculated, taking into account emission reductions from the regulatory requirements and applicable design features identified below. As shown in Table 5.1-11 of the Draft SEIR, the Project's estimated maximum daily operational emissions of SO_x would be less than the SCAQMD thresholds and less than significant. However, estimated operational emissions of VOCs, NO_x, CO, PM₁₀, and PM_{2.5} would exceed the SCAQMD CEQA significance project thresholds. The primary sources of VOC would be consumer

products whereas the primary source of NO_x, CO, PM₁₀ and PM_{2.5} emissions would be from vehicle emissions.

There are no feasible Project-level mitigation measures for consumer product VOC emission reductions. Implementation of MM 5.1-10 through MM 5.1-13 would reduce project-related VMT and long-term emissions of mobile source pollutants. These measures provide incentives to reduce the number of vehicle trips with fossil-fuel-only vehicles, but do not guarantee any reductions. However, it is estimated that the provision of bicycle facilities and EV charging facilities would reduce mobile VMT and emissions by approximately 1.5 percent. Even with incorporation of MM 5.1-10 through MM 5.1-13, long-term regional emissions of O₃ precursors (VOC and NO_x), CO, PM₁₀, and PM_{2.5} due to mobile and consumer product sources would exceed SCAQMD CEQA thresholds and would be significant. Furthermore, these emissions would be cumulatively considerable.

Combined Construction and Operation

During Project development, Phase 1 (VTTM 073336) of the Project would be occupied while construction continues on Phase 2. In accordance with recent SCAQMD recommendations, a calculation of mid-Project development combined construction and operational emissions is provided for information. It is assumed that Phase 1 would be built out in 2025. As shown in Table 5.1-12 of the Draft SEIR, 2025 combined construction and Phase 1 operational emissions would not exceed the estimated buildout operational emissions shown. As a result, combined construction and operation emissions would be less than significant for SO₂, but significant for VOC, NO_x, CO, PM₁₀ and PM_{2.5}.

CO Hotspot

A CO hotspot is an area of localized CO pollution caused by severe vehicle congestion on major roadways, typically near intersections. The analysis prepared for CO attainment in the South Coast Air Basin (SoCAB) by SCAQMD can be used to evaluate the potential for CO exceedances. In SCAQMD's 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in the SoCAB at the peak morning and afternoon time periods. These analyses did not predict a violation of CO standards. The busiest intersection evaluated in the 1992 CO Plan and subsequent

2003 AQMP was that at Wilshire Boulevard and Veteran Avenue, which had a daily traffic volume of approximately 100,000 vehicles per day. The 2003 AQMP estimated that the most stringent 1-hour CO standard (20.0 ppm) would likely not be exceeded until the daily traffic at the intersection exceeded more than 400,000 vehicles per day.

Under 2028 Cumulative with Project conditions, the average daily trips at the Ridge Route Road/Lake Hughes Road intersection is estimated at approximately 92,000, which is below the daily traffic volumes that would be expected to generate CO exceedances as evaluated in the 2003 AQMP. There is no reason unique to the local meteorology or topography to conclude that the CO concentrations at the Inland Ridge Route Road/Lake Hughes Road intersection would exceed the 1-hour CO standard if modeled in detail, as based on the studies undertaken for the 2003 AQMP. It is also noted that the SCVAP EIR analysis for CO hotspots states, “. . .future levels of service at principal intersections at buildout under both the existing Area Plan and General Plan and under the proposed Area Plan and General Plan will either remain the same or improve. As a result, there would be no potential for future increases in CO concentrations and CO hotspots in the OVOV Planning Area and CO impacts under this criterion would be less than significant.” Therefore, the proposed Project would not result in the creation of a CO hot spot in the Project area and the impact would be less than significant.

Criteria Pollutants

Exposure of off-site and future on-site receptors to criteria pollutant emissions during construction is discussed above, and as noted, impacts would be less than significant.

Residential land uses are not sources of substantial amounts of criteria pollutants; there would be no potential for impact from these uses during Project operation. Emissions from the Project's contemplated commercial uses cannot be characterized without knowledge of the nature of the us, and prior to the determination of the specific commercial uses, the impact is potentially significant. However, compliance with RR 5.1-3, which is based on SCAQMD Rules 201 and 203, requires that any facility with the potential to emit substantial amounts of air pollutants must receive permits to construct and operate the facility, and through the permitting process,

an emissions analysis and/or a health risk analysis may be required to demonstrate that emissions would not exceed SCAQMD specific rules requirements and there would not be unacceptable health risks to on-site and off-site receptors. In addition, MM 5.1-14 would require the applicant to demonstrate that proposed uses would not result in exceedances of criteria pollutants. With implementation of these regulatory requirements and mitigation measure, impacts pertaining to criteria pollutants would be less than significant.

Toxic Air Contaminants

The greatest potential for TAC emissions during construction would be related to diesel PM associated with heavy equipment operations during earth-moving activities. The TAC impacts from anticipated construction activities were evaluated at sensitive receptor locations potentially impacted by the Project using dispersion modeling as described in Section 5.1.1 and Appendix C of the Draft SEIR. The impact calculations are based on the CalEEMod modeling of the annual emission rates using Tier 3 construction equipment, as required by MM 5.1-3. Impacts were calculated for cancer risk and chronic health impacts. As shown in Table 5.1-13 of the Draft SEIR, the cancer risk would be substantially less than the CEQA significance threshold. In addition, the chronic hazard index is based on the most impacted sensitive receptor from the proposed Project and is calculated from the annual average concentrations of PM10. The SCAQMD criterion for significance is a Chronic Hazard Index (HIC) of 1.0. The maximum calculated HIC at the sensitive receptors is 0.0008, and therefore no impact occurs.

During operation, and as described above, the commercial land uses may have the potential to emit air pollutants, and these pollutants could include TACs. Prior to the determination of the specific commercial uses, the impact is potentially significant; however, the controls on pollutant emissions provided by SCAQMD Rules 201 and 203 require that any facility with the potential to emit substantial amounts of air pollutants must receive permits to construct and operate the facility (RR 5.1-3). In addition, MM 5.1-14 is provided to reduce the operational criteria pollutant and TAC emissions to less than significant levels.

The SCAQMD recommends that a health risk assessment (HRA) be performed for any proposed land use that would locate sensitive receptors closer than the source-receptor separation distances recommended in CARB's 2005 Air Quality and Land Use Handbook, including within 500 feet of a freeway. The County Department of Public Health (DPH) recommends addressing health risks for sensitive land uses and parks up to a distance of 1,500 feet from I-5. Prior to the recent revisions, no Project residences were proposed within 500 feet of the I-5. In addition, there is a topographical barrier of hills between the closest freeway lanes and the Project's residential land use areas. Furthermore, these freeway siting recommendations are based on studies from the early 2000s, and since then, diesel particulate emissions from heavy trucks have substantially declined; therefore, the siting guidelines are even more conservative. Moreover, no other significant TAC sources (e.g., distribution centers with substantial truck traffic, rail yards, large gas stations) have been identified near the Project Site. Therefore, an HRA for TAC impacts from these uses was not required.

Changes to the site plan made to accommodate affordable units into the Project have resulted in a small portion of the multi-family uses being located as close as 470 feet from the closest freeway lane. An HRA was prepared to evaluate potential health risks to future Project residents resulting from TAC emissions from vehicle exhaust occurring along the I-5 (Attachment E to the August Errata). As set forth in the HRA, the closest future Project residents would be exposed to substantially less health risk than the average for the South Coast Air Basin. The HRA shows that maximum excess cancer risks due to freeway emissions would be 3 in a million. This carcinogenic risk level is below the SCAQMD's cancer risk significance threshold of 10 in one million used for an individual emission source, which the County has adopted as the applicable significance threshold.

The estimated chronic non-cancer risk level at the maximally impacted receptor is 0.0016 within the entire Project site, and the maximum non-cancer risk level at the nearest proposed residential uses is 0.0003, which, for comparison purposes, is substantially less than the significance threshold of 1.0. The entire Project Site would be substantially below the chronic hazard index of 1.0 and, consequently, would not result

in significant health risk impacts related to chronic exposure of diesel exhaust from the I-5.

The HRA provides further support for, and is consistent with, the Draft SEIR analysis and determination that impacts to on-site receptors from off-site toxic air contaminants would be less than significant.

One small area of public park is proposed approximately 300 feet from the I-5 southbound lanes and 1,700 feet from the I-5 northbound lanes. While health risk to this area is considered minimal, MM 5.1-15 would be incorporated into the Project, which would prohibit the building of playgrounds or other active recreation areas in the public park area west of the SCE easement. Other park areas are in the 500- to 1,500-foot range from the I-5 southbound lanes and a much greater distance from the northbound lanes. Based on the distance and topographical location of these areas relative to I-5, it is considered that the health risks to these receptors would be less than significant and no mitigation is required.

Valley Fever

Valley Fever spores have the potential to be found in soils of the Project Site, and grading required for site development would increase the risk of Valley Fever exposure if spores are present on the Project Site and become airborne in fugitive dust. Fugitive dust control measures would be required and implemented on the Project pursuant to the SCAQMD Rule 403, Fugitive Dust, and as required by RR 5.1-1. The rule includes comprehensive sets of best available control measures that reduce fugitive dust generation and are required for all projects within the SCAQMD's jurisdictions. MM 5.1-16 further ensures that the requirement for a trained Dust-Control Supervisor is implemented during all phases of Project construction.

The majority of dust generated during grading would remain within the Project Site itself, and would be most likely to affect construction workers. To help prevent construction workers from contracting Valley Fever on the Project Site, MM 5.1-17 describes measures such as requiring that respirators or masks be worn, controlling weeds with mowing instead of disking, and other means of reducing the spread and/or inhalation of Valley Fever spores, if present.

While construction workers would be at highest risk, on-site populations would also be at risk for exposure during interim phases of development, depending on the proximity to on site construction activities. Implementation of MM 5.1-18 would require that, prior to sale, lease, or rental of any property, all residents would be provided with a notice disclosing this potential risk and describing strategies to avoid potential exposure to Valley Fever spores during construction or other earth-moving activities.

Additionally, development of the Project would reduce the existing risk of Valley Fever on and adjacent to the Project site by replacing the undeveloped land with urban development, irrigated landscaping, or other vegetated areas that would eliminate or substantially reduce existing disturbed land with the potential for dust generation from wind or human activity, thereby reducing fugitive dust generation and the associated risk of Valley Fever. Therefore, once the Project is completed, residents and visitors on the Project Site would not be exposed to an inordinate risk from Valley Fever.

Therefore, with implementation of SCAQMD Rule 403 requirements, MM 5.1-16 through MM 5.1 18, the potential for exposure to Valley Fever spores from construction of the Project would be reduced to the maximum extent feasible and would be considered a less than significant impact.

Cumulative Impacts

As discussed above, SCAQMD considers the thresholds for project-specific impacts and cumulative impacts to be the same. Therefore, if a project has a direct significant impact, it would also have a cumulative significant impact. The Project's construction NOx emissions would exceed the SCAQMD CEQA significance threshold. Therefore, regional NOx construction emissions would also be significant on a cumulative basis. The Project's operational emissions would exceed the SCAQMD's thresholds for VOC, NOx, CO, PM10, and PM2.5. Therefore, regional operational emissions of VOC, NOx, CO, PM10, and PM2.5 would also be significant on a cumulative basis.

With respect to local concentrations of CO, the hotspot analysis conducted for the Project is a cumulative analysis because it considers traffic from existing and all future sources as well as traffic from the Project. The impact would be less than significant.

The Project's contribution to both regional and local TAC concentrations would be negligible. There would be no cumulative impact.

Impact Conclusion, Regulatory Requirements and Mitigation Measures

Construction NOx emissions, both regional and local, would be significant and unavoidable with implementation of mitigation measures. With respect to operational emissions, the Project's proposed long-term emissions would remain significant and unavoidable for CO, VOC, NOx, PM10, and PM2.5 on a regional level, after implementation of mitigation measures. The proposed Project would not have a significant impact on exposure of persons to substantial operation criteria pollutant concentrations or to TACs. The Project's contribution toward long-term cumulative impacts would be significant. A Statement of Overriding Considerations has been prepared and adopted regarding these significant effects.

Regulatory Requirements

- **RR 5.1-1** During construction of future development in the NorthLake Specific Plan area, the Contractor shall comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, in order to minimize short term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 prescribes the Best Available Control Measures that are applicable to all construction projects and is included in Appendix C. The developer of each project in the NorthLake Specific Plan shall provide the County Department of Public Works with a SCAQMD-approved Dust Control Plan or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. This RR is consistent with and implements SP EIR MM 4.7.2 and SCVAP MM 3.3-2.

- **RR 5.1-2** Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications. The specifications for each project in the NorthLake Specific Plan shall be reviewed by the County Department of Public Works, Building and Safety Division for compliance with this requirement prior to issuance of a building permit.
- **RR 5.1-3** Industrial, commercial, medical office, school, or similar uses developed in the NorthLake Specific Plan area shall comply with SCAQMD Rule 201 and Regulation II (requiring a Permit to Construct prior to the installation of any equipment that may cause air contaminants) as well as Rule 203 (requiring a Permit to Operate prior to the use of any equipment that may cause air contaminants). These rules and regulation are required unless the equipment or aspects of the project are exempt under Rule 219, which identifies those equipment, processes, or operations that do not require permits. The developer of each building or group of buildings shall provide the County with the SCAQMD-approved Permit to Construct and Permit to Operate or other sufficient proof of compliance with Rules 201 and 203, prior to occupancy permit issuance.
- **RR 5.1-4** Future development in the NorthLake Specific Plan area shall comply with SCAQMD Rule 445, Wood Burning Devices. Rule 445 was adopted to reduce emissions of fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}) and precludes the installation of indoor or outdoor wood burning devices (i.e., fireplaces/hearths) in new development on or after March 9, 2009. This RR is consistent with and implements SCVAP MM 3.3-7.

Mitigation Measures

- **MM 5.1-1** Prior to implementing project approval, applicants shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak

hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. (SCVAP MM 3.3-1)

- **MM 5.1-2** Prior to grading permit issuance, applicants shall develop a Construction Dust Emission Management Plan to minimize construction-related dust and particulate emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD's Rule 403. If potentially significant impacts are identified after the implementation of the SCAQMD recommended Best Available Control Measures, the Construction Emission Management Plan shall include the following additional elements: (SCVAP MM 3.3-2 dust measures)
 - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency.
 - Active sites shall be watered at least three times daily during dry weather.
 - Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies.
 - Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour).
 - Suspend the use of all construction equipment during first-stage smog alerts.
 - Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas.
 - Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles.

- Planting of vegetative ground cover in disturbed areas as soon as possible and where feasible.
- Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.
- Pave or apply gravel on roads used to access the construction sites when possible.
- Designate personnel to monitor dust control measures to ensure effectiveness in minimizing fugitive dust emissions.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.
- **MM 5.1-3** Prior to grading permit issuance, applicants shall develop a Construction Equipment Exhaust Emission Management Plan to minimize construction-related exhaust emissions. The Construction Equipment Exhaust Emission Management Plan shall require the following elements: (SCVAP MM 3.3-2 exhaust emission measures)
 - Scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.
 - Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 10:00 AM and 3:00 PM, and between 7:00 PM and 6:00 AM provided that a noise disturbance is not generated across a residential or commercial property line).
 - Use of diesel-powered construction equipment shall use ultra-low sulfur diesel fuel.

- Use electric welders to avoid emissions from gas or diesel welders when such equipment is commercially available.
- Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment when such equipment is commercially available.
- Use on-site electricity or alternative fuels rather than diesel-powered or gasoline powered generators when such equipment is commercially available.
- Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.
- Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum.
- Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use.
- Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA, and are commercially available and can feasibly be retrofitted onto construction equipment.
- The project applicant shall require all on-site construction equipment to meet US EPA Tier 4 or higher emissions standards according to the following:
 - April 2010 through December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel

emissions control strategy for a similarly sized engine as defined by CARB regulations.

- January 1, 2012 through December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentations, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
- The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations.
- Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions.

- **MM 5.1-4** The Project Applicant or Construction Manager shall ensure that, during all grading activities, construction grading shall be discontinued on days forecasted for first-stage alerts.
- **MM 5.1-5** Prior to implementing Project approval, applicants shall be required to conduct an LST analysis (SCVAP MM 3.3-3).
- **MM 5.1-6** The Project Applicant or Construction Manager shall ensure that, during mass grading activities, mass grading shall not occur within 1,600 feet of the Northlake Hills Elementary School when school is in session to the maximum extent feasible.
- **MM 5.1-7** Prior to final building inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified on plot plans and may not be pooled in one location (SCVAP MM 3.3-6).
- **MM 5.1-8** New residential developments shall allow only natural gas-fired hearths and shall prohibit the installation of wood-burning hearths and wood-burning stoves (SCVAP MM 3.3-7).
- **MM 5.1-9** A commuter computer program shall be developed for the NorthLake residents in an attempt to reduce commuter vehicle trips generated by the proposed projects.
- **MM 5.1-10** Prior to the issuance of each non-residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits.
 - For buildings that are greater than 100,000 square feet of building space or with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CALGreen) Code.
 - Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces.

Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CALGreen Code.

- The Project shall install 135 electric vehicle (EV) chargers¹ at non-residential parking spaces within the Project limits and/or the greater Castaic community.
- **MM 5.1-11** Prior to the issuance of each residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits.
 - Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles.
 - Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen Code, or, provide required long-term and short-term bicycle parking for buildings as specified in Section 22.52.1225 of the County Zoning Ordinance, whichever is more stringent.
 - 100 percent of residences shall be pre-wired for an EV charging station and at least 10 percent of residences shall have an EV charging station.
- **MM 5.1-12** Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the parking facility. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits.
 - The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles.

¹ Assumed to be Level 2 chargers that can provide enough electricity to provide a 25 mile driving range per hour spent charging.

- The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code.
- For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code.
- **MM 5.1-13** Once constructed, the Applicant shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the County within one month following the issuance of each occupancy permit.
 - Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law).
 - Post both bus and Metrolink schedules in conspicuous areas.
 - Configure the employee work schedules around the local bus schedule and provide said schedules as evidence of compliance to Regional Planning upon request.
- **MM 5.1-14** Prior to the issue of occupancy permits for each industrial building, the Permit Applicant/Developer shall demonstrate that ambient air quality concentrations of criteria pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following:
 - Nitrogen dioxide (NO₂) – 0.10 parts per million (ppm), 1 hour average; 0.03 ppm, annual arithmetic mean
 - Inhalable particulate matter (PM₁₀) – 2.5 micrograms per cubic meter (µg/m³), 24-hour average; 1.0 µg/m³-annual average
 - Fine particulate matter (PM_{2.5}) – 2.5 µg/m³, 24-hour average

The Permit Applicant/Developer shall also demonstrate that the incremental health risks from toxic air pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following:

- Maximum incremental cancer risk – 10 in 1 million
- Cancer burden – 0.5 excess cancer cases in areas where the cancer risk exceeds 1 in 1 million
- Chronic hazard index – 1.0
- Acute hazard index – 1.0
- **MM 5.1-15** No playgrounds, ball fields, or other facilities that encourage active recreation shall be built west of the Southern California Edison (SCE) easement.
- **MM 5.1-16** Prior to the commencement of brush clearing, grading, or other activity that would generate fugitive dust, the Property Owner/Developer shall employ a Dust-Control Supervisor who will be on the site within 30 minutes of the start of work taking place each morning; will have the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all South Coast Air Quality Management District (SCAQMD) Rule 403 requirements; and will have completed the SCAQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class.
- **MM 5.1-17** To aid in the prevention of Valley Fever among construction crews on the Project site, the following measures shall be implemented by the Construction Contractor during all construction activities:
 - Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune.
 - Require crews to use NIOSH-approved respiratory protection with particulate filters to restrict inhalation of particulates during Project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.
 - Where acceptable to the County of Los Angeles Fire Department, control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

- During rough grading and construction, the access way into the Project site from adjoining paved roadways shall be paved or treated with environmentally safe dust control agents.
- **MM 5.1-18** Prior to sale, lease, or rental of any residential structure or portion thereof on the NorthLake Project site, the Property Owner/Developer shall provide to each prospective purchaser or tenant a notice and statement of acknowledgment that shall be executed (i.e., read and signed) by the prospective purchaser, lessee, or tenant that the property within NorthLake may present a temporary risk of exposure to Valley Fever spores during construction or other earth-moving activities. The form shall include strategies to reduce potential exposure to Valley Fever spores. The form and method of distribution of said notice and statement of acknowledgment shall be as approved by the County of Los Angeles Department of Regional Planning.
- **MM 5.1-19** Prior to the issuance of each grading and building permit, the applicant/developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.
- **MM 5.1-20** Prior to the issue of the first occupancy permit for commercial or industrial facilities, the master developer shall establish the NorthLake Community Transportation Program that would be established through the creation of Covenants, Codes and Restrictions (CC&Rs) for all commercial and industrial properties within the Specific Plan to establish and coordinate the following programs that would reduce single-vehicle commuting and the associated criteria pollutant and GHG emissions:
 - Ride share program – The program will establish a system for coordinating ride sharing among employees of on-site commercial and industrial businesses. The program will also work with employers to support vanpools.
 - Commuter bus program – The program will coordinate with Santa Clarita Valley Transit to (1) extend the existing bus routes into the

NorthLake Project area and (2) determine employee demand for express commuter buses to the Project Site and establish commuter bus service in response to demand.

2. Noise

Potential Effects

Construction and operation of the Project would result in increased short-term and long-term noise and vibration impacts.

Finding

The construction of the Project would result in significant and unavoidable vibration and noise impacts from blasting. The operation of the Project would result in significant and unavoidable direct and cumulative traffic noise impacts to sensitive receptors adjacent to Ridge Route Road north of Castaic Lake Road and Ridge Route Road north of Lake Hughes Road. With the incorporation of the identified mitigation measures, all other Project-direct and cumulative noise impacts would be less than significant.

The above finding is made in conjunction with a Statement of Overriding Considerations, which is simultaneously being adopted for the Project (see Section 8).

Facts

The Project's noise impacts were analyzed in Section 5.10 of the Draft SEIR. Noise monitoring data are included in Appendix I of the Draft SEIR.

Noise In Excess of Applicable Standards

Construction

Construction of the Project is expected to have a duration of approximately 10 to 11 years. Mass grading, typically the noisiest part of a project of this type, would occur over the first two years of Project construction. In areas of the Project site within ¼ mile of a residential, school, or commercial receptor, construction would be limited to the hours of 7:00 AM to 7:00 PM on weekdays and Saturdays, with no construction on Sundays or federal holidays (RR 5.10-1). Therefore, the construction noise hours limits standards of the County noise ordinance, would not be exceeded

Mass grading would include up to 25 scrapers and 14 dozers operating within the Project Site. The closest sensitive receptors to areas of planned Project development are the (1) the Northlake Elementary School, (2) single family homes on Big Oak Lane adjacent to the east boundary of the project site, and (3) two residences on the east and west side of Ridge Route Road approximately two miles north of Lake Hughes Road. Site preparation, grading, and building could occur within approximately 75 feet of the school and within 50 feet of the residences. Maximum noise events during construction may exceed 80 dBA, which exceeds the County's 75 dBA noise ordinance threshold. In order to minimize noise impacts to nearby residences, mitigation measures MM 5.10-4, MM 5.10-5, and MM 5.10 6 are recommended for implementation to reduce the noise impact. While the County noise ordinance construction noise limits do not include schools as receptors, MMs 5.10-4, 5.10-5, and 5.10-6 include the NorthLake Elementary School in order to minimize noise impacts.

Stationary noise sources associated with Project construction would include air compressors, generators, and cranes. The most restrictive County daytime stationary equipment noise standard is 60 dBA, which would not be exceeded by a generator at distances of 450 feet. MM 5.10-4 would be incorporated into the Project and would require stationary equipment to operate at a distance of greater than 450 feet or provide an enclosure or similar noise attenuation to limit the average hourly daytime noise level to 60 dBA or less. With the incorporation of MM 5.10-4, the temporary increase in ambient noise levels due to on-site construction stationary sources would be less than significant.

Operation

Primary on-site operational noise sources subject to applicable codes would include HVAC systems and trucks idling, loading, unloading, and completing other activities commercial uses allowed by the Specific Plan.

The sensitive receptors that may be impacted by on-site noise sources would be the Northlake Elementary School and the two single family residences adjacent to Ridge Route Road approximately two miles north of Lake Hughes Road. All other off-site sensitive noise receptors are not located near proposed industrial, commercial, recreational, or residential development.

The County's noise ordinance establishes maximum noise levels that may be generated by industrial and commercial uses. Noise from the proposed commercial areas adjacent to the Northlake Elementary School and single-family residences could potentially exceed these standards. Moreover, because the future commercial noise sources are not known, the noise impact to the sensitive receptors is potentially significant. To avoid a significant impact, MM 5.10-7 would require noise analysis of proposed commercial development to ensure compliance with the County's standards.

Typical noise sources associated with residential development include HVAC units, children playing, home and yard maintenance activities, barking dogs, and trash collection. Sensitive receptors near proposed residential development are other proposed residences and the proposed middle school. HVAC unit noise is limited by the County's noise regulations. Because the noise sources and receptor locations are not known, the noise impact to the sensitive receptors is potentially significant. To avoid a significant impact, MM 5.10-8 requires a noise analysis of proposed multi-family residential development to ensure compliance with County standards.

The County uses the California Land Use Compatibility Guidelines to evaluate the proposed Project's compatibility with future ambient noise levels, including noise resulting from traffic. Multi-family homes built near Ridge Route Road or Northlake Boulevard, as well as commercial development adjacent to Ridge Route Road, could have exterior noise levels exceeding the respective Normally Compatible noise levels, which is a potentially significant impact. However, MMs 5.10-9 and 5.10-10 would require submittal of a noise analysis demonstrating that such exceedances would not result. Proposed commercial uses on the Project site would be compatible with the future noise environment; the impact would be less than significant.

Groundborne Vibration and Noise

Vibration impacts can result in structural damage and annoyance to persons. The County Code prohibits vibration activities that exceed the vibration perception threshold (annoyance) of 0.01 particle velocity (ppv) inch per second (in/sec). Compliance with this standard would also eliminate the potential for structural damage.

Site preparation, grading, and building could occur within approximately 75 feet of the proposed school and within 50 feet of residences. At a distance of 50 feet,

vibration levels from vibratory rollers are estimated at approximately 0.1 ppv in/sec and vibration levels from large bulldozers are estimated at approximately 0.4 ppv in/sec, resulting in a potentially significant impact for which mitigation is required.

Implementation of MM 5.10-11 requires that plans and specifications be submitted to the County to demonstrate that grading and construction activities would not generate vibration effects exceeding 0.01 ppv in/sec.

Permanent Ambient Noise Increases

Traffic Noise

The proposed Project at buildout would generate an estimated 35,953 weekday trips. The addition of Project traffic to existing traffic would increase the traffic volumes on these roadways and therefore, the traffic noise at adjacent receptors. As shown in Table 5.10-12 of the Draft SEIR, for both the Existing with Project and 2028 with Project scenarios, the Project generated traffic would cause traffic noise increases greater than 3 dBA on four road segments (Ridge Route Road north of Castaic Lake Road; Ridge Route Road north of Lake Hughes Road; Ridge Route Road south of Lake Hughes Road; and Lake Hughes Road east of Castaic Road). All of these road segments have adjacent residences and the with-Project noise levels would be in the Normally Unacceptable range; the impact would be significant. Mitigation of the noise impact with barriers adjacent to the affected road segments is not feasible because many of the residences have existing barriers and because the barriers would not reduce noise to the second story of 2-story homes. Therefore, noise impacts for these residences would be significant and unavoidable. The Project-generated traffic on Ridge Route Road north of Castaic Road would also increase traffic noise levels at the NorthLake Elementary School. MM 5.10-A would require a sound wall to block noise from project-related traffic to Northlake Elementary School buildings and playgrounds. Although the school is approximately 500 feet from Ridge Route Road, the Project buildout traffic would increase traffic noise levels by more than 9 dBA, which is considered a substantial and significant increase.

On-Site Sources

Because the County has established standards for noise levels generated by on-site sources, an exceedance of those limits would be a substantial noise increase. As

described above, without mitigation, noise from commercial residential sources would be potentially significant. Implementation of MMs 5.10-A, 5.10-4 and 5.10-8 would reduce these impacts to less than significant levels.

Temporary Ambient Noise Level Increases

Construction

During construction, noise would be generated on local roadways by heavy trucks and workers commuting to and from the job site. These traffic volumes would temporarily increase hourly average traffic noise on Ridge Route Road north of Lake Hughes Road by 2 to 4 dBA Leq, or an increase in the CNEL by approximately 2 dBA, which would be less than the 3 dBA CNEL threshold. The impact would be less than significant. In addition, the construction traffic noise increase on Lake Hughes Road between Ridge Route Road and I-5, and Ridge Route Road between Lake Hughes Road and I-5 would be less than the increase on Ridge Route Road north of Lake Hughes Road analyzed above. The impact would be less than significant.

Some mass grading for the Project may require heavy ripping or possibly blasting owing to the existence of hard cemented beds within the bedrock section. As described in Section 5.10 of the Draft SEIR, there are many factors affecting blast impacts including but not limited to: distance between the blast location and the receptors, charge weight, depth of burial of the charge, geologic formations, and atmospheric conditions. Moreover, the quantity of blasting required for the Project and the various parameters, such as frequency, charge weight, are not known and cannot be quantified until site conditions, including geological and atmospheric data, and Project requirements are reviewed by a blasting expert when blasting is required. Therefore, there would be a potentially significant noise and vibration impact and mitigation is required (refer to MM 5.10 12). However, even with this mitigation, the impact is considered to be significant and unavoidable.

Cumulative Impacts

There would be a potential for significant cumulative construction noise and vibration impacts if off-site construction would occur near a sensitive receptor concurrently with on-site construction near that same receptor. There are no identified projects that are near off-site sensitive receptors that would be developed concurrently

with the proposed Project. The cumulative impacts would therefore be less than significant.

Traffic noise to on-site receptors, as discussed above, is based on Cumulative Year 2028 traffic volumes, and is therefore a cumulative analysis. As discussed above, with the implementation of MM 5.10-A, 5.10-8 and 5.10-9, the impact would be less than significant.

Table 5.10-14 of the Draft SEIR shows that a significant cumulative noise increase would occur on five road segments due to Project plus related project traffic (Ridge Route Road north of Castaic Lake Road; Ridge Route Road north of Lake Hughes Road; Ridge Route Road south of Lake Hughes Road; Lake Hughes Road east of Castaic Road; and The Old Road north of Sloan Canyon Road). There are no sensitive receptors adjacent to the segment of Ridge Route Road east of the I-5 northbound ramp. Mitigation of the noise impact with barriers adjacent to these affected road segments is not feasible because many of the residences have existing barriers and because the barriers would not reduce noise to the second story of 2-story homes; accordingly, cumulative roadway noise impacts would be significant and unavoidable.

Impact Conclusion, Regulatory Requirements and Mitigation Measures

There would be significant and unavoidable direct and cumulative traffic noise impacts to sensitive receptors adjacent to Ridge Route Road north of Castaic Lake Road and Ridge Route Road north of Lake Hughes Road. With implementation of Mitigation Measure 5.10-A, the significant impact to the Northlake Elementary School would be eliminated. However, since it is not certain at this time whether the Castaic Union School District will agree to construction of the walls on its property, the operational noise impact on the Northlake Hills Elementary School is conservatively considered to remain significant and unavoidable.

There would be significant and unavoidable vibration and noise impacts from blasting. A Statement of Overriding Considerations is being adopted regarding the significant and unavoidable noise and vibration impacts.

With the incorporation of the recommended mitigation measures identified in this section, as well as compliance with all applicable regulatory requirements, all other Project-direct and cumulative noise impacts would be less than significant.

Regulatory Requirement

- **RR 5.10-1** The Project will be constructed in accordance with Section 12.08.440 of the County Code, which prohibits construction activities that generate noise that could create a disturbance across a residential or commercial property line from occurring between 7:00 PM and 7:00 AM on weekdays, or at any time on Sunday or a federal holiday. For this project, this limit would apply to noise-generating construction activities within ¼ mile of a residential, school, or commercial receptor.

Mitigation Measures

- **MM 5.10-1** Maintain adequate buffer distances from nearby residences to freeways, high traffic volume roads, railroads, airports, manufacturing facilities, industrial facilities, mining centers and other existing processing plants where the public may be affected by noise. (SCVAP MM 3.18-2)
- **MM 5.10-2** Sound barriers should be required of the owners of the proposed sensitive land uses adjacent to high noise sources, to protect the public from significant noise impacts. (SCVAP MM 3.18-4)
- **MM 5.10-3** The placement of telecommunication towers and antennas power boxes should comply with noise ordinances. All related equipment should be rated not to exceed 45 dB(A) at any residential property line. (SCVAP MM 3.18-6)
- **MM 5.10-4** Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences or the Northlake Elementary School, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction.
 - All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to,

improved mufflers, intake silencers, ducts, engine enclosures, and acoustical shields or shrouds.

- Stationary sources located within 450 feet of the Northlake elementary School or off-site residences shall have noise abatement, such as engine enclosures or placed behind barriers, to limit the noise level at the sensitive receptor to 60 dBA Leq or less.
- Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible.
- Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible.
- **MM 5.10-5** To the extent feasible, intensive noise activity (e.g., operation of earth moving equipment) within 750 feet of the Northlake Elementary School shall be scheduled to occur when classroom instruction is not scheduled. If grading or similar construction activity within 150 feet of the school is to occur for longer than one day while school is in session, the Developer shall install a temporary noise barrier between the construction area and the school. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the school and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the school. This measure applies to all phases of construction.
- **MM 5.10-6** If grading or similar construction activity within 150 feet of off-site residences is to occur for longer than one day, the Developer shall install a temporary noise barrier between the construction area and the residences. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with

another material that creates a noise transmission loss of at least 20 dBA.

The barrier shall be located to break the line of sight between the residences and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the residences. This measure applies to all phases of construction.

- **MM 5.10-7** Prior to issuing of a building permit for each industrial and commercial land use, the Developer shall submit a noise analysis to the County demonstrating that projected noise levels from stationary sources, vehicle activity, loading docks, and similar sources will not exceed the exterior noise standards of Section 12.08.390 of the County Code. For purposes of this MM, school use shall be considered as a residential use (Zone II) in the County Code. The noise analysis shall, to the extent feasible, be cumulative, considering not only the noise generated by the proposed development but also noise generated by adjacent and nearby stationary sources. Where the adjacent properties have not been developed, the analysis should show that the noise level from the proposed development would be far enough below the standard to allow a reasonable increment for future noise sources without exceeding the standard.
- **MM 5.10-8** Prior to issuing of a building permit for each multi-family residential use, the Developer shall submit a noise analysis to the County demonstrating that projected air conditioning and refrigeration equipment noise levels would not exceed the standards of Section 12.08.530 of the County Code.
- **MM 5.10-9** Prior to issuing of building permits for single-family and duplex residences adjacent to Ridge Route Road, Northlake Boulevard, A Street, B Street, or E Street, and for multi-family residences adjacent to Ridge Route Road and Northlake Boulevard, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where residents would reasonably be expected to spend more than one hour, such as back yards, would not exceed 60 dBA CNEL for single family and duplex residences and 65 dBA CNEL for multi-family residences. This

standard is based on the California Land Use Compatibility Guidelines. Noise abatement may be achieved by setbacks, berms, and walls.

The noise analysis shall also demonstrate that interior noise levels in all habitable rooms would of duplexes and multi-family residences would not exceed 45 dBA CNEL, as required by the California Building Code.

- **MM 5.10-10** Prior to issuing of building permits for commercial land uses adjacent to Ridge Route Road, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where patrons would reasonably be expected to spend more than one hour, such as outdoor restaurant seating, would not exceed 70 dBA CNEL.
- **MM 5.10-A** With concurrence from the Castaic Union School District, the Applicant will construct a minimum 3-foot high sound wall along the eastern edge of the outdoor fields, a 6-foot high wall along the eastern edge of the school parking lot, and a 3-foot high wall along the western edge of Ridge Route Road north of the school parking lot to block noise from project-related traffic to the school playground and school buildings. The location of the proposed sound wall is shown in Figure 1.
- **MM 5.10-11** Prior to the issuance of each grading permit, the Developer shall submit plans and/or specifications to the County demonstrating that site preparation and grading within 265 feet of a residence or the NorthLake Elementary School shall be performed with equipment that will not cause a vibration exceeding 0.01 peak particle velocity (ppv) inch per second (in/sec).
- **MM 5.10-12** If blasting is required, the Applicant or its contractor shall hire a certified blasting expert to develop a blasting program to be approved by the County Department of Public Works. The program shall include but not be limited to the following elements:
 - Design the blast to limit noise and vibration at any residence or the NorthLake Elementary School to the limits recommended by the Office of Surface Mining Reclamation and Enforcement or similarly recognized authority.

- Based on the blasting locations, define an impact area where noise and vibration impacts are anticipated to be distinctly perceptible.
- Inform all homeowners and tenants in the impact area of the Project, the planned blasting program, and the anticipated noise and vibration impacts. In addition to printed literature, have a public meeting. Provide a contact for homeowners for pre- and post-blast questions.
- Use blast signals to notify residents prior to each blast.
- Monitor blasts to verify noise and vibration levels at the nearest receptor(s).

3. Transportation and Traffic Impacts

Potential Effects

Development of the Project would increase the amount of traffic in and out of the area, both on a short-term basis during Project construction and on a long-term basis during Project operation.

Finding

The proposed Project would result in significant Project-level and cumulative impacts at six of the Project's study area intersections. Implementation of MMs 5.11.1 and 5.11.2 would reduce impacts to less than significant levels for one of the intersections. The Project Applicant and County will coordinate with Caltrans regarding recommended improvements and potential improvements required to reduce impacts to the extent feasible; however, impacts at the following four intersections would remain significant and unavoidable because the intersection is under the jurisdiction of another agency (Caltrans) and the County cannot require that agency to approve and implement the required physical improvements.

The above finding is made in conjunction with a Statement of Overriding Considerations, which is simultaneously being adopted for the Project (see Section 8).

Facts

The Project's traffic impacts were analyzed in Section 5.11 of the Draft SEIR, and the Project's traffic study is contained in Appendix J of the Draft EIR and the Supplemental Traffic Analysis attached to the April Errata. The Traffic Study prepared

for the Project addresses the local study area in the nearby Castaic community (where Project-generated traffic could potentially cause a significant impact at 9 studied intersections) and five studied Interstate 5 (I-5) segments near the Project Site.

Development of the proposed Project includes the partial realignment and full reconstruction of the existing Ridge Route Road. A complete network of roadways will be constructed within the site to serve Project-generated traffic. The proposed Project includes three separate access points, including two access points from Ridge Route Road within the Phase 1 development area and one access point along Ridge Route Road from the north in the Phase 2 development area. Access to individual neighborhoods would be provided by a system of local collector roads and local streets. Additional unloaded collector streets have been designed to improve circulation; to coordinate access to the proposed middle school; and to meet County Fire Department regulations.

As shown in Table 5.11-12 of the Draft SEIR, the Project is estimated to generate approximately 35,500 average daily trips, with approximately 2,900 trips during the AM peak hour, and approximately 3,500 trips during the PM peak hour. The location of the Project and the on-site commercial and institutional uses (i.e., retail, existing NorthLake Elementary School and the proposed middle school) encourage a degree of local trip making. Overall, approximately 19 percent of the daily trips generated by the Project are estimated to be internal and 81 percent are external trips. The Project generates a net total of 33,241 trips when taking into account the Project's 19 percent internal capture rate. As set forth in the Supplemental Traffic Analysis attached to the April Errata, the changes to the project that eliminated the industrial and reduced the commercial uses also reduced overall peak hour and daily vehicle trips.

The Project is anticipated to build out over a period of approximately 10 to 11 years. Traffic patterns for the Project in relation to the surrounding region were estimated for the 2028 timeframe to understand the relationship between the Project and the surrounding region in this long-range buildout context. This buildout context includes the planned roadway system in the vicinity of the Project Site as well as anticipated increases in land use under buildout conditions. Future traffic volumes were derived from related projects identified in Table 5.11-15, along with additional growth

derived by interpolating between existing and General Plan buildout conditions. Future freeway volumes were derived from Caltrans and SCAG sources.

The Project is located within the Castaic Bridge and Major Thoroughfare Construction Fee District (B&T District) established by the County of Los Angeles Public Works Department. The purpose of the B&T District is to collect fair share contributions from projects that create transportation impacts in order to provide "...an equitable financing mechanism by which new development within an identified area will share the costs of providing full mitigation improvements..." The Project will participate fully in the B&T District and provide fair share contributions as prescribed in the SEIR and described below.

Existing Plus Project Analysis

The Existing Plus Project scenario depicts the addition of Project-generated traffic to existing traffic conditions. The analysis in Section 5.11 of the Draft SEIR shows that, under Existing Plus Project conditions, the following three intersections would be significantly impacted by the Project in either the AM or PM peak hour.

- Ridge Route Road and Lake Hughes Road (County)
- I-5 southbound on-ramp and Parker Road (County/Caltrans)
- I-5 northbound off-ramp and Ridge Route Road (County/Caltrans)

With implementation of MM 5.11-1 and construction of the identified improvements, as described below, the significant impacts can be reduced to less than significant levels; however, the intersections at I-5 southbound on-ramp and Parker Road and I-5 northbound off-ramp and Ridge Route Road are both under the jurisdiction of Caltrans. The Project Applicant and County will coordinate with Caltrans regarding recommended improvements; however, the County of Los Angeles cannot require Caltrans to implement the improvement and cannot construct the improvement without Caltrans' approval. For these reasons, impacts to the intersections of I-5 southbound on-ramp and Parker Road and I-5 northbound off-ramp and Ridge Route Road are conservatively considered to be significant and unavoidable.

As shown in Table 5.11-21 of the Draft SEIR, the Project's increment of traffic exceeds the 0.02 Congestion Management Plan (CMP) threshold at four freeway

segments. However, although the Project increment exceeds the 0.02 threshold at these segments, the other criterion that would cause a Project to have a significant impact is for the freeway segment to operate deficiently (i.e., worse than LOS E), and this would not occur. All segments with the Project traffic would operate at LOS C or better (V/C less than or equal to 0.71). Hence, the Project would not result in a significant impact under Existing with Project conditions.

Year 2028 Horizon Year with Project and Cumulative Conditions

As shown in Table 5.11-22 of the Draft SEIR, under Cumulative Conditions With Project (Buildout Conditions), the following six intersections would be significantly impacted through implementation of the Project and Cumulative Development:

- The Old Road and I-5 southbound ramps (AM only)
- I-5 northbound ramps and Lake Hughes Road (PM only)
- Ridge Route Road and Lake Hughes Road (AM and PM)
- I-5 southbound on-ramp and Parker Road (AM and PM)
- I-5 northbound off-ramps and Ridge Route Road (AM and PM)
- Castaic Road and Ridge Route Road (PM only)

Improvements necessary for each of the above intersections to operate at an acceptable LOS are identified and discussed below:

- The Old Road and I-5 Southbound Ramps.
 - Install traffic signal with a northbound right-turn overlap phasing.

As identified in MM 5.11-2, the Project Applicant would be required to pay a fair share fee toward implementing this improvement. However, if the County is unable to obtain sufficient funding from other sources to complete the construction of this improvement by the time that the Project becomes operational, then a significant impact would remain until the improvement is completed, and the impact would remain unmitigated. Further, this intersection is also under the jurisdiction of Caltrans. As discussed above, the County cannot require Caltrans to approve implementation of the improvement and cannot construct the improvement without Caltrans' approval. For these reasons, this impact is significant

and unavoidable, despite the payment by the Project Applicant of its fair share fees.

- I-5 Northbound Ramps and Lake Hughes Road.
 - Install traffic signal
 - Widen off-ramp to add one left-turn lane and restripe center lane to a shared left/through/right-turn lane.

As identified in MM 5.11-2, the Project Applicant would be required to pay a fair share fee toward implementing this improvement; however, this impact is concluded to remain significant and unavoidable, both because the County may not be able to obtain sufficient funding by the time the Project becomes operational, and because the improvement is under the jurisdiction of Caltrans.

- Ridge Route Road and Lake Hughes Road.
 - Install traffic signal and include southbound right-turn overlap phasing.
 - Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane.
 - In the northbound direction, add one right-turn lane.
 - In the westbound direction, add a dedicated right-turn lane.

With these improvements, the intersection would be mitigated to a desirable LOS C (0.78), better than the LOS D threshold established in the County General Plan and the 2012 SCVAP. However, the intersection would not be fully mitigated to the LOS C (0.74) threshold utilized in the County's Traffic Impact Analysis Guidelines. Improvements to fully mitigate the intersection to the LOS C threshold were considered, such as a southbound free-right turn lane; however, this was determined to not be geometrically feasible. Therefore, this impact would remain significant and unavoidable.

- I-5 Southbound On-Ramp and Parker Road.
 - Reconstruct bridge to 4 lanes.
 - Install traffic signal.

- At intersection, add one eastbound right-turn lane and two westbound left-turn lanes.

As identified in MM 5.11-2, the Project Applicant would be required to pay a fair share fee toward implementing this improvement; however, this impact is concluded to remain significant and unavoidable, both because the County may not be able to obtain sufficient funding by the time the Project becomes operational, and because the improvement is under the jurisdiction of Caltrans.

- I-5 Northbound Off-Ramp and Ridge Route Road.

- Reconstruct bridge to 4 lanes.
- Install traffic signal.
- At intersection, add a second northbound right-turn lane.
- At intersection, add a second and third westbound through lane.

As identified in MM 5.11-2, the Project Applicant would be required to pay a fair share fee toward implementing this improvement; however, this impact is concluded to remain significant and unavoidable, both because the County may not be able to obtain sufficient funding by the time the Project becomes operational, and because the improvement is under the jurisdiction of Caltrans.

- Castaic Road and Ridge Route Road.

- Install traffic signal.
- Restripe northbound approach to include two left-turn lanes, one through lane and one right-turn lane.
- In the eastbound direction, stripe a right-turn lane.
- Signal modification to include southbound right-turn overlap phasing.

As identified in MM 5.11-2, the Project Applicant would be required to pay a fair share fee toward implementing this improvement. If the County is unable to obtain sufficient funding from other sources to complete the construction of this improvement by the time the Project becomes operational, and key milestones are achieved, the Project Applicant shall

implement these improvements subject to a fee credit from the County's Castaic Bridge and Thoroughfare District, thereby reducing impacts to a less than significant level.

As shown by Table 5.11-29 of the Draft SEIR, under Year 2028 Horizon Year with Project and Cumulative Conditions, while freeway segments on I-5 from the Lake Hughes Road interchange to south of the Parker Road interchange contain a Project V/C ratio increment that exceeds 0.02, the freeway segments operate better than an LOS E (V/C less than or equal to 1.00). Therefore, these segments are not considered to be significantly impacted by the Project.

Construction Impact Analysis

All grading materials are anticipated to be balanced on the Project Site; therefore, the primary source of construction-related traffic would occur during the building phases of the Project, with a total of 700 daily one-way trips, or 350 daily round trips for Phase 1 and a total of 340 daily one-way trips, or 170 daily round trips for Phase 1. As described in MM 5.11-3, to minimize traffic impacts during construction, a Construction Traffic Control Plan will be prepared and submitted to the County; this plan will describe safe detours, provide temporary traffic-control measures during construction activities, and identify requirements to be met when one or more travel lanes are obstructed during construction. Regarding Northlake Hills Elementary School, MM 5.10-B and 5.10-C will be implemented during construction to ensure necessary access to the school is maintained. Conducting construction activities in compliance with the Traffic Control Plan and MM 5.10-B and 5.10-C would reduce potential impacts related to construction traffic to less than significant levels.

CMP Consistency

The CMP requires that a proposed development address impacts on the CMP highway system as well as impacts on the local and regional transit systems. The number of trips to and from the Project Site is forecasted to include 70 trips at the closest CMP monitoring intersection at Chiquito Canyon Road/SR-126. This is more than the CMP's 50-trip screening threshold, and therefore, a CMP analysis of Chiquito Canyon Road/SR-126 intersection is required. The next closest CMP intersections

(Valencia Boulevard/Magic Mountain Parkway intersection and the Railroad Avenue/Lyons Avenue intersection) would each have less than 50 Project-related peak hour trips, no CMP analysis is required for these intersections.

Table 5.11-31 of the Draft SEIR summarizes the results of the intersection LOS analysis for the Chiquito Canyon Road/SR-126 intersection. As shown, the intersection would operate at an unacceptable LOS F before the addition of Project traffic. The table shows that the Project would not result in a significant impact to the intersection, and therefore would not require mitigation measures. While the Project does not require mitigation measures at this intersection, the “Westside Bridge and Major Thoroughfare Construction Fee District Report” includes improvements to the Chiquito Canyon and SR-126 intersection that would improve the intersection LOS from LOS F to LOS C in the AM peak hour and LOS D in the PM peak hour.

The closest freeway mainline CMP monitoring locations nearest to The Project site are I-5 north of SR-126 and I-5 north of SR-14. As shown in Table 5.11-32 of the Draft SEIR, the proposed Project is forecasted to add 150 or more peak hour trips to both of these monitoring locations. At the segment of I-5 north of the SR-126, the Project would contribute a maximum of 772 vehicles per hour in the northbound direction and a maximum of 756 vehicles per hour in the southbound direction. This would not be a significant impact based on CMP criteria because a freeway mainline segment is considered to be significantly impacted if each of two conditions are met: the segment is forecast to operate deficiently (i.e., worse than LOS E) and compared to the V/C in the no-project condition, the V/C in the with-project condition increases by greater than or equal to 0.02. In this case, the segment operates at a LOS B in the PM peak hour (max 772 vehicles in NB direction) and LOS D in the AM peak hour (max 756 in SB direction). Therefore, no impact would occur for this segment.

At the I-5 segment north of SR-14, the Project would contribute a maximum of 182 vehicles per hour in the northbound direction and a maximum of 178 vehicles per hour in the southbound direction. This would also not be a significant impact based on CMP criteria because the segment does not operate worse than LOS E. The segment is forecast to operate at a LOS D in both the AM and PM peak hours as shown in Table 5.11-28. The analysis presented in Table 5.11-28 shows that the trips generated by the

Project, when added to the I-5 freeway together with additional cumulative growth in traffic, do not result in a significant impact to the I-5 freeway since the level of service is not worse than the CMP criteria of LOS E. The next two closest CMP freeway monitoring locations do not meet the CMP analysis criteria since the maximum number of Project trips at those locations is less than 150 vehicles per hour during the peak hour.

To estimate the number of Project trips that would use public transit, the number of Project vehicle trips is multiplied by an occupancy factor (1.4), which is provided in the CMP, to determine total person trips. The number of person trips is then multiplied by the applicable Metropolitan Transportation Authority (MTA) factor (3.5 percent), to determine the number of transit trips generated by the Project (presuming that Santa Clara Transit (SCT) extends the existing transit routes into the site). Based on this calculation, the Project would generate approximately 1,700 daily transit trips, as shown in Table 5.11-33 of the Draft SEIR, which has the potential to impact transit services.

The applicant has coordinated with the applicable transit provider to identify appropriate bus stops. To ensure that adequate transit capacity to serve the proposed Project is available in the future, MM 5.11-3 is proposed that requires the Project applicant, at the time of building permit issuance, to pay applicable transit mitigation fees (if adopted), with appropriate credits applied for applicant provided facilities, unless the payment of such fees is modified by an approved transit mitigation agreement. These facilities and the proposed mitigation will reduce the transit-related impacts to a less than significant level.

Public Transit, Bicycle, or Pedestrian Facility Conflicts

As noted above, the applicant has coordinated with the applicable transit provider to identify appropriate bus stops, and will pay applicable transit mitigation fees per MM 5.11-3. These facilities and the proposed mitigation will reduce the transit related impacts to a less than significant level.

The Project includes multi-use trails designed for pedestrian, bicycle, and equestrian use, thereby reducing the dependence on the automobile for transportation and encouraging healthy lifestyle choices. In addition, an Access and Circulation Plan was approved as part of the 1992 Specific Plan, which provides circulation and design

standards for the layout of highways and local collector, as well as non-vehicular improvements such as pedestrian and bicycle facilities. The proposed Project would include roadway improvements, including sidewalks and on-site bike racks, and is also located near existing bus routes. Accordingly, the proposed Project would not conflict with the County's adopted policies, plans, or programs supporting alternative modes of transportation. Impacts would be less than significant and no mitigation is required.

Impact Conclusion and Mitigation Measures

The proposed Project would result in significant and unavoidable cumulative impacts at the following intersections:

- The Old Road and I-5 Southbound Ramps. Horizon Year 2028 (The intersection is partially under Caltrans' jurisdiction).
- I-5 Northbound Ramps and Lake Hughes Road. Horizon Year 2028 (The intersection is partially under Caltrans' jurisdiction).
- I-5 Southbound On-Ramp and Parker Road. Existing Plus Project and Horizon Year 2028 (This intersection is partially under Caltrans' jurisdiction).
- I-5 Northbound Off-Ramp and Ridge Route Road. Existing Plus Project and Horizon Year 2028 (This intersection is partially under Caltrans' jurisdiction).
- Ridge Route Road and Lake Hughes Road. Existing Plus Project and Horizon Year 2028.

These impacts remain significant and unavoidable because the intersection is under the jurisdiction of another agency (Caltrans) and the County cannot require that agency to approve and implement the required physical improvements. Additionally, Ridge Route Road at Lake Hughes intersection would be mitigated to a desirable LOS C (0.78); however, the intersection would not be fully mitigated to the LOS C (0.74) threshold utilized in the County's Traffic Impact Analysis Guidelines. Improvements to fully mitigate the intersection to the LOS C threshold were considered, such as a southbound free-right turn lane; however, this was determined to not be geometrically feasible. Therefore, this impact would remain significant and unavoidable. A Statement of Overriding Considerations is being adopted regarding these traffic-related impacts.

Mitigation Measures

- **MM 5.11-1** Prior to the issuance of building permits for Phase 2, the Project Applicant shall submit evidence to the County that the following intersection improvements have been or are being completed, unless Caltrans has not approved the measure.
 - Ridge Route Road and Lake Hughes Road. Install traffic signal and include a southbound right-turn overlap phase. Restripe the eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane.
 - I-5 Southbound On-Ramp and Parker Road. Reconstruct the bridge to four lanes. Install traffic signal. At the intersection, add one eastbound right-turn lane and two westbound left-turn lanes.
 - I-5 Northbound Off-Ramp and Ridge Route Road. Reconstruct the bridge to four lanes. Install traffic signal. At the intersection, add a second northbound right-turn lane and add a second westbound through lane.
- **MM 5.11-2** Prior to issuance of a building permit and in compliance with the County's Castaic Bridge and Major Thoroughfare Construction Fee District, the Project Applicant shall pay their fee based on the per unit fee applicable at that time. These fees will be used to fund transportation projects throughout the County's Castaic Bridge and Major Thoroughfare District, including improvements required to mitigate impacts related to the NorthLake Specific Plan; however, the priority assigned to individual projects is at the County's discretion. After development of Phase 1, the Project Applicant shall be responsible for monitoring of traffic conditions at the six impacted intersections, beginning at the time of first occupancy, to determine the point at which the identified improvements for each intersection would be required. Monitoring shall be required at the

following milestones: 1,000 dwelling units or 100,000 square feet of commercial development, 2,000 dwelling units or 200,000 square feet of commercial development, and 3,000 dwelling units or 300,000 square feet of commercial development. The monitoring requirement for each intersection shall cease upon construction of the required improvement or at full buildout of the NorthLake Specific Plan, whichever comes first. If these intersection improvements will not be constructed by the County prior to the identified time, the Project Applicant shall implement these improvements subject to a fee credit from the County's Castaic Bridge and Thoroughfare District.

- **MM 5.11-3** Prior to construction activities, the Project Applicant shall prepare and submit a detailed Construction Traffic Control Plan to the County of Los Angeles Department of Public Works for review and approval. The Construction Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.
- **MM 5.10-B** During construction, the Applicant will place a flagman at the campus during school hours to ensure school and construction traffic flow safely in the school vicinity.
- **MM 5.10-C** The Applicant will ensure that access to the campus is always preserved during construction.

SECTION 4

GROWTH INDUCING IMPACTS OF THE PROJECT

Potential Effect

Development of the Project has the potential to induce growth by fostering economic or population growth either directly or indirectly.

Finding

The Project does not meet a growth-inducing criterion specified under CEQA, and, therefore, the Project is not considered to be growth inducing.

Facts

Growth inducing impacts are discussed at Section 7.4 of the Draft SEIR. The following facts support the above finding:

The proposed Project involves the development of the Project Site with residential, commercial, recreational, utility, school, and open space uses. Approximately 297.2 acres would be set aside as undisturbed open space areas. The Project would be located adjacent to the Castaic Lake State Recreation Area and Castaic Lake to the east; residential development to the south; Interstate 5 (I-5) to the west; and open space and the Angeles National Forest to the north beyond the Project Site. Therefore, property to the north and to the east of the Project Site would not be able to accommodate new development due to the existing open space/recreational uses of the land. Property to the south of the Project Site is already developed. Property to the west of I-5 may be further developed in the future; however, the development of these areas would not be the result of the proposed Project due to the I-5 freeway's physical barrier to connected growth to the Project.

This Project is a reduction of a previous commitment to develop 3,623 residential units; 13.2 acres of commercial uses; and 50.1 acres of industrial uses, including a golf course, school, park, and fire station site. These commitments were made in 1992 when the Specific Plan was adopted. Therefore, this Project is developing housing and other uses that were previously planned for and approved. Additionally, Los Angeles County is experiencing a shortage of all housing types, and the proposed Project would

be accommodating an existing population and housing demand rather than providing a surplus or inviting more growth.

Similarly, the proposed Project would not extend or expand services, utilities, or infrastructure beyond those areas already planned for by the Specific Plan, and designed to accommodate previously planned housing and other uses under the Specific Plan. The proposed Project includes the construction of five new water tanks solely to ensure the provision of water supply and fire-flow to the Project Site. The extension of utilities would not promote development in other areas because the developable land surrounding the Project Site is either already developed or not able to be developed (Angeles National Forest/Castaic Lake State Recreation Area), with the exception of some property west of I-5. These properties (if developed in the future) would not be served through the extension of utilities or roadways from the Project Site because of their location on the other side of I-5; therefore, development of these properties would not be hastened by the development of the Project. Thus, the proposed Project would not be considered growth-inducing.

Additionally, it is noted that the proposed Project would implement the Specific Plan and would not involve a Specific Plan or Area Plan amendment or zone change. Additionally, no changes to any of the County's Code are proposed or required to implement this project. The 1992 SP EIR MMs, 2012 SCVAP EIR MMs, and additional Project-specific MMs have been identified in Sections 5.1 through 5.12 of the SEIR and in these findings to ensure that implementation of the Project complies with all applicable regional and County plans, policies, and ordinances to ensure that there are no conflicts with adopted land development regulations, and environmental impacts are minimized. The proposed Project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur.

SECTION 5

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROJECT SHOULD IT BE IMPLEMENTED

State CEQA Guidelines Section 15126.2(c) indicates that:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter likely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the Project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The proposed Project Site has historically been used for grazing purposes and continues to be used for limited grazing under existing conditions. However, the County's General Plan, the 2012 SCVAP, and the Specific Plan anticipate that the site will eventually support uses that would provide residential opportunities and generate jobs and revenue. Additionally, the proposed Project would permanently alter the site by converting the undeveloped property which has previously been used for grazing purposes to urban uses. This is a significant irreversible environmental change that would occur as a result of Project implementation. Because no significant mineral or agricultural resources were identified within the project limits, no significant impacts related to these issues would result from development of the project site.

Construction and long-term operation of the proposed Project would require the irreversible commitment and reduction of nonrenewable and/or slowly renewable resources, including: petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures); and lumber, sand/gravel, steel, copper, lead, and other metals (for use in building construction, piping, and roadway infrastructure). Other resources that are slow to renew and/or recover from

environmental stressors would also be impacted by Project implementation, such as air quality (through the combustion of fossil fuels and production of greenhouse gases) and water supply (through the increased potable water demands for drinking, cleaning, landscaping, and general maintenance needs). However, their use is not expected to negatively impact the availability of these resources as the Project remains consistent with the current land use and zoning designation under the Specific Plan, which indicates that growth is anticipated by the County.

An increased commitment of public services (e.g., police, fire, sewer and water services) would also be required. Project development is an irreversible commitment of the land, energy resources, and public services. After the 50- to 75-year structural lifespan of the buildings is reached, it is improbable that the Project Site would revert to its current use due to the large capital investment that will already have been committed.

SECTION 6

FINDINGS REGARDING ALTERNATIVES

Alternatives to the Project described in the SEIR were analyzed and considered. The alternatives discussed in the SEIR constitute a reasonable range of alternatives necessary to permit a reasoned choice. The Draft SEIR concluded that the No Project/No Development Alternative was the environmentally superior alternative. However, as specified in State CEQA Guidelines Section 15126.6(e)(2), if the No Project Alternative is the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Of the remaining alternatives considered, the Phase 1 Development Alternative was considered the environmentally superior alternative. However, while the Phase 1 Development Alternative would substantially lessen several of the significant impacts of the Project, significant and unavoidable environmental impacts would remain, and the Project's objectives would not be as fully met as they would by the Project. Therefore, the Phase 1 Development Alternative is rejected based on the specific economic, legal, social, technological, and/or other considerations set forth below.

Project Objectives

The adopted Specific Plan's goals and policies are set forth in Table 6-1 of the Draft SEIR, and serve as the Project's primary Project Objectives. In addition to these goals and policies, implementation of the Specific Plan includes the following additional Project Objectives.

- **Create a healthy "Community"**. Create an innovative, dynamic community focused on active outdoor recreation. Evoke a sense of "pride of place" where people love to live by encouraging social, civic, and leisurely interaction.
- **Celebrate uniqueness of place**. Reinforce and capitalize on the unique qualities of each neighborhood and the surrounding environment through land planning, architecture, and landscape architecture. Integrate the natural beauty and setting of the site into all land uses.

- **Create connectivity.** Encourage community participation and interaction by providing enhanced connections to recreational amenities, open spaces, and regional destinations.
- **Optimize open space relationships.** Provide a comprehensive public and private park system offering a wide variety of passive and active recreational opportunities. Enrich and support the overall walking and bicycling experience by providing significant destinations.
- **Encourage diversity.** Encourage physical, social, and economic diversity through the inclusion of a wide range of home sizes and prices, resulting in a richness of experience for all residents.
- **Integrate environmentally responsible practices.** Conservation of land, energy, materials, and natural resources is of critical importance to our continued well-being. Practices minimizing impact and use of natural resources shall be adopted, resulting in healthy, safe, and responsible environments.
- **Enhance local economic well-being.** Offer commercial and industrial land uses that will create jobs. Provide a larger population near Castaic Lake that will stabilize and support local businesses.

Alternatives Considered But Not Evaluated.

Two potential alternatives were rejected as infeasible and therefore were not analyzed in detail in the Draft EIR. They include the following:

Creek Avoidance Alternative

As the current applicant was re-initiating the Specific Plan, a land plan was laid out that avoided the creek bottom that runs through the middle of the Project. This land plan placed development on one side of the creek with development terraced up the slope to minimize grading, which would require export of over 10 million cubic yards of soil and extensive buttressing along all west facing slopes along Grasshopper Canyon. This plan was attempted to avoid impacting the creek habitat, avoid jurisdictional wetlands (waters under the authority of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board).

Although this alternative would be less impactful for some resource areas, it would also eliminate more than half of the residential units and the other uses due to the limited development area. Despite the reduction in developable area, the infrastructure requirements would be largely the same as access and utilities would be required to cross Grasshopper Canyon. The road ways would still be needed as well as the need for all of the services to be engineered in place: water, sewer, street lights, curbs and gutters, and other utility lines would be required to be brought to the site. Up to three bridges would be required to provide for access and extension of utilities. In addition, development of this alternative would still result in the loss of the hydrology that supports the seeps that occur within the creek.

This alternative would not meet the Project objectives to enhance local economic well-being with commercial uses that would create jobs, provide a mix of uses to reduce offsite vehicle trips and VMT, and provide a significant amount of housing onsite with a wide range of home sizes and prices. The amount of developable land allowed under this alternative would be greatly reduced in comparison to the proposed Project due to avoidance of Grasshopper Canyon; all development would be located east of Grasshopper Canyon, which is a central feature that runs through the approximate center of the Project Site. Because of this, the number of residential units and amount of commercial development would be greatly reduced in comparison to the proposed Project.

A Project design that avoids the creek would require all utility pipelines to be attached to bridges as they cross over the creek. Attaching active utility pipelines to bridges would introduce risks of accidental spills into the creek that do not exist in other Alternatives. Furthermore, a Project design that avoids the creek would require the addition of several sewage pumping stations to lift sewage up and over the creek. These additional sewage pumping stations would add spill and contamination risks, decrease reliability of the sewage disposal system, and generate GHG and noise impacts due to the pump stations' reliance on fuel-consuming mechanical equipment.

Alternative Site

The proposed Project would implement Specific Plan, which is a previously approved specific plan for the 1,330-acre Project Site. Because the Specific Plan is tied

to the Project Site, and the Applicant is the current owner of the entire Project Site and does not own or control any other sites in the area, development of the Project on an alternative site is not a feasible alternative and has been eliminated from further consideration.

Higher Density Alternative With A Smaller Footprint.

One of the Appellants suggested an alternative with higher density within a smaller footprint. However, such an alternative would not reduce any of the Project's significant and unmitigable impacts, including traffic, mobile noise, and mobile air quality impacts, as it would generate a similar amount of traffic, or construction noise and air quality impacts, as it would utilize the same equipment on a daily basis despite a smaller footprint. (See also Response to Comments 2.1 and 2.2 in the Final SEIR.) Moreover, the Project is substantially clustered with its current design. The Project's development footprint is largely contiguous with only small areas of undeveloped land within the Project Site. The design clusters the development into a single area and allows as much undeveloped open space as feasible to occur on the outer edge of the development to buffer open space of adjacent lands and minimize wildlife incidentally moving into the development areas to avoid conflicts.

Alternative 1, The No Project/No Development Alternative

Description of Alternative

Under this alternative, the Project Site would remain in its present undeveloped condition.

Comparison of Effects

None of the potential Project-related impacts identified in the Draft SEIR would occur under the No Project/No Development Alternative. However, the selection of the No Project/No Development Alternative would preclude any of the development proposed under the Project, and consequently would not achieve any of the Project Objectives.

Finding

The No Project/No Development Alternative is rejected because it fails to meet any of the Project objectives identified in the SEIR, and would not provide any of the Project benefits as set forth herein.

Facts

The No Project/No Development Alternative would not meet any of the Project objectives identified in the Specific Plan or SEIR. Retention of the Project Site as a vacant area that has been subject to historic cattle ranching activities and utility construction and maintenance would not fulfill the objective related to developing housing that satisfies the needs of the present and future residents of the NorthLake community and would not help to meet the new housing demands in the County. Additionally, this Alternative would not create new jobs, economic growth, or stability for the County through the creation of a permanent employment center within the local community.

Alternative 2, No Project/Development Pursuant to the Approved Specific Plan Alternative

Description of Alternative

Under the No Project/Development Pursuant to the Approved Specific Plan Alternative, the previously approved Specific Plan would be built out, instead of the proposed Project. Under this alternative, future uses include a greater number of residential units (3,623 instead of 3,150), additional commercial and industrial acreage, and a golf course as the primary recreational use. Table 6-2 of the Draft SEIR provides a detailed land use comparison of this Alternative to the Project.

Comparison of Effects

The Alternative would result in comparable impacts to aesthetics and land use and planning. However, this Alternative's impacts to air quality, biological resources, cultural resources, energy, hazards, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, public services, traffic, and utilities would be greater due to the greater proposed development footprint and intensity, as well as the inclusion of industrial uses and longer duration of construction. Air quality, noise, and traffic impacts would remain significant and unavoidable.

Finding

While the Alternative would meet the Project Objectives, it would not avoid or substantially lessen the Project's significant and unavoidable environmental impacts, and would result in increased impacts in several areas. For these reasons, this Alternative is rejected.

Facts

Because this Alternative would maximize the development potential of the Project Site allowed by the approved Specific Plan, it would meet all of the Project Objectives. However, because the Alternative would increase development intensity compared to the proposed Project by expanding the development footprint, increasing the number of residential units, and increasing the amount of commercial and industrial land uses at the Project Site, none of the Project's significant and unavoidable impacts would be avoided or substantially lessened, and a number of the Alternative's environmental impacts would be greater than the Project. Accordingly, the No Project/Development Pursuant To The Approved Northlake Specific Plan is rejected on environmental grounds.

Alternative 3, The No Industrial Alternative

Description of Alternative

Under the No Industrial Alternative, the Project Site would not be developed with the Project's proposed 13.7 acres of industrial uses. As a result, the impact footprint would be 13.7 acres smaller than the proposed Project (the revised proposed Project replaces the industrial acreage and the reduced commercial uses with residential, so the impact footprint remains the same). The maximum allowed development for all other land uses under this Alternative would be the same as the proposed Project. The Project's off-site project features related to utilities and infrastructure would continue to occur with this alternative

Comparison of Effects

The Alternative would result in comparable impacts to aesthetics and land use and planning. While remaining largely consistent with the Project's impacts, this Alternative's impacts to air quality, biological resources, cultural resources, energy,

hazards, geology, greenhouse gas emissions, hydrology and water quality, noise, public services, traffic, and utilities would be incrementally decreased due to the slightly smaller development footprint. Air quality, noise, and traffic impacts would remain significant and unavoidable.

Finding

The Alternative would not avoid or substantially lessen the Project's unavoidable significant environmental impacts. Moreover, it would not meet the Project's housing goals as fully as the currently proposed Project. For these reasons, the Alternative is rejected.

Facts

Development of the Project Site with the No Industrial Development Alternative would decrease development intensity compared to the proposed Project. Although the degree of impacts for some topics may be less with this Alternative, as with the proposed Project, the No Industrial Development Alternative would result in significant and unavoidable impacts related to air quality, noise, and traffic. No additional significant impacts would occur with this Alternative.

Unlike the Project, this Alternative would not include any affordable units and thus would not meet the Project Objective related to Housing ("to provide a variety of housing types, prices, ownership possibilities and locations") as fully as the currently proposed Project. Therefore, because the No Industrial Development Alternative would not eliminate or substantially lessen any of the significant impacts of the proposed Project or meet the Project Objectives to the same extent as the proposed Project, the Alternative is rejected.

Alternative 4, Phase 1 Development Alternative

Description of Alternative

Under this Alternative, only the Phase 1 area of the proposed Project, consisting of the 720-acre defined by VTTM 073336, would be developed. Table 6-3 of the Draft SEIR provides a comparison of this Alternative's land uses to the Project.

Comparison of Effects

Due to its smaller development footprint, the Alternative would result in proportionately decreased impacts to air quality, biological resources, cultural resources, energy, hazards, geology, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, traffic, and utilities. This Alternative may reduce the Project's significant and unavoidable off-site noise impacts to less-than-significant levels, and may eliminate the Project's significant and unavoidable traffic impacts at three intersections. However, for this Alternative, construction- and operation-period air quality, construction-period noise, and operational traffic impacts at two intersections would remain significant and unavoidable.

Finding

The Phase 1 Development Alternative would substantially lessen the Project's significant and unavoidable operational noise and traffic impacts; however, significant and unavoidable construction- and operation-period air quality, construction-period noise, and operational impacts would still occur with the Alternative. In addition, because the number of housing units and park acreage would be reduced under this Alternative, it would not meet the Specific Plan's housing or open space goals to the same extent as the Project. For these reasons, the Alternative is rejected.

Facts

The Phase 1 Development Alternative would limit the development area to the southern 720-acre portion of the Project Site. As a result of this reduced development footprint, many of the Project's impacts would be lessened by the development of this Alternative. Although emissions would be less with the Phase 1 Development Alternative, both construction and operational maximum daily emissions would exceed significance thresholds and would be significant and unavoidable on both a project- and cumulative-level, as with the Project. Similarly, construction-period noise impacts association with blasting would remain significant and unavoidable. Due to the reduced number of vehicular trips generated by the Alternative, off-site operational noise impacts are likely reduced to a less-than-significant level, and the number of significantly impacted intersections is reduced; however, the Alternative continues to result in two significant and unavoidable intersection impacts.

The Phase 1 Development Alternative would not build out the scope of development contemplated and authorized by the approved Specific Plan. Moreover, because the number of housing units and park acreage would be reduced, this Alternative would not provide as many housing opportunities or as much open space as the proposed Project, and would therefore not meet the Specific Plan's housing or open space objectives to the same extent as the Project. Specifically, the Alternative does not as fully meet Specific Plan Housing Goal i ("To develop housing that satisfies the needs of the present and future residents of the NorthLake community"), Specific Plan Open Space/Recreation Goal ii/Policy ii ("To preserve and protect sites with scenic and/or recreational value"/"Designate substantial open space within the Specific Plan area to meet the public's active and passive, scenic, recreational and conservation needs while achieving a balanced distribution of developable area to open space"), or the additional Project Objective relating to optimized open space ("Optimize open space relationships – provide a comprehensive public and private park system offering a wide variety of passive and active recreational opportunities"). Unlike the Project, this Alternative would not include any affordable units and thus would not meet the Project Objective related to Housing ("to provide a variety of housing types, prices, ownership possibilities and locations") as fully as the currently proposed Project. Accordingly, this Alternative is rejected.

SECTION 7

FINDINGS REGARDING MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires that when a public agency is making the findings required by State CEQA Guidelines Section 15091(a)(1), codified as Section 21081(a) of the Public Resources Code, the public agency shall adopt a mitigation monitoring and reporting program (“MMRP”) for the changes to the Project which it has adopted or made a condition of approval, in order to mitigate or avoid significant effects on the environment.

The Board hereby finds that the MMRP, which is attached as Exhibit A to these Findings and incorporated in the Project’s entitlement approvals, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of Project conditions to mitigate or avoid potential environmental effects in a manner designed to ensure compliance during Project implementation. The MMRP includes all of the mitigation measures and project design features adopted by the County in connection with the approval of the project and has been designed to ensure compliance with such measures during implementation of the Project. In accordance with CEQA, the MMRP provides the means to ensure that the mitigation measures are fully enforceable. In accordance with the requirements of Public Resources Code Section 21081.6, the Board hereby adopts the MMRP. In accordance with the requirements of Public Resources Section 21081.6, the Board hereby adopts each of the mitigation measures expressly set forth herein as conditions of approval for the Project.

SECTION 8

STATEMENT OF OVERRIDING CONSIDERATIONS

Section 21081 of the California Public Resources Code and Section 15093(b) of the State CEQA Guidelines provide that when the decisions of the public agency allow the occurrence of significant impacts identified in the EIR that are not substantially lessened or avoided, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. Chapter II of the County's CEQA Guidelines incorporates all of the State CEQA Guidelines contained in Title 14, California Code of Regulations, Sections 15000 et seq. and thereby requires, pursuant to Section 15093(b) of the State CEQA Guidelines, that the decision maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects identified in the EIR cannot be substantially lessened or avoided. To adopt a Statement of Overriding Considerations, the decision-maker must balance the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable." These findings incorporate and state the Statement of Overriding Considerations adopted for the Project.

The Findings and this Statement of Overriding Considerations are based on substantial evidence in the record, including but not limited to the SEIR (the SEIR consists of the Draft SEIR, Final SEIR and the Errata to the SEIR), including the reference library to the SEIR, and documents and materials that constitute the record of proceedings.

The SEIR identified and discussed significant effects that will occur as a result of the Project. With the implementation of the mitigation measures discussed in the SEIR, these effects can be mitigated to levels of insignificance except for potential unavoidable significant Project impacts to air quality, noise, and traffic, as identified in Section 3 of these findings. Accordingly, the Board adopts the following Statement of

Overriding Considerations. The Board recognizes that significant and unavoidable impacts would result from implementation of the Project. Having (i) reduced the significant adverse environmental effects of the Project by incorporating Project Design Features into the Project, (ii) adopted all feasible mitigation measures described above and in the SEIR and Mitigation Monitoring Program, (iii) rejected certain alternatives to the Project (as analyzed in the SEIR), (iv) recognized all significant, unavoidable impacts, and (v) balanced the benefits of the Project against the Project's significant and unavoidable impacts, the Board hereby finds that the benefits of the Project outweigh the potential unavoidable significant adverse impacts, and that the unavoidable significant adverse impacts are nonetheless acceptable, based on the following overriding considerations.

Summarized below are the benefits, goals and objectives of the Project. These provide the rationale for approval of the Project. Any one of the overriding considerations of economic, social, aesthetic and environmental benefits individually would be sufficient to outweigh the significant unavoidable impacts of the Project and justify the approval, adoption or issuance of all of the required permits, approvals and other entitlements for the project and the certification of the completed SEIR.

1. The Project will implement the approved NorthLake Specific Plan with a residential, and commercial development project with significant open space and recreation facilities that conforms to the Specific Plan's goals, objectives, and policies.
2. The Project will provide a well-designed development that is compatible with and complementary to surrounding land uses.
3. The Project will generate employment opportunities for the local community and surrounding area by providing for new commercial uses that will generate approximately 548 permanent jobs and a substantial number of construction jobs over the next approximately 10 to 11 years.
4. The Project will provide a comprehensive public and private park system offering a wide variety of passive and active recreational opportunities.

5. The Project will provide 3150 needed housing units, including 315 affordable units and senior housing, in a range of unit types, size, and prices. According to the current Regional Housing Needs Allocation (RHNA) for unincorporated Los Angeles County as restated in the General Plan Annual Progress Report CY 2016, there is a need for 30,145 housing units, with some level of housing needed for each income level. While the highest amount of housing (12,581 units) is needed to serve the Above Moderate Income level, there is also a need for Very Low Income Units (4,650) and Extremely Low/Very Low Income Units (7,854). Although housing values will be dictated by market conditions, it is anticipated that many of the housing units proposed as part of the Project would fall within the Above Moderate Income level. Moreover, the Project will provide 315 deed-restricted affordable housing units to be reserved for Low and Very Low Income households. Therefore, the Project would assist the County in achieving its RHNA goals.
6. The Project will encourage physical, social, and economic diversity through the inclusion of a wide range of home types, sizes and prices, including deed restricted affordable units.
7. The Project will mitigate, to the extent feasible, the potential environmental impacts of the proposed Project.
8. The Project will support public services in the area by providing sites for a fire station and potential school.

In addition, the development and use of the Project will accomplish and be substantially consistent with Project Objectives, including the applicable goals and policies identified in the Specific Plan and described in Table 6-1 of the SEIR. The Project as revised would produce fewer jobs due to the elimination of industrial uses, but would provide 315 affordable housing units. The Board finds that due to the pressing need for affordable housing, the revisions to the Project will result in a greater overall benefit to the County.

SECTION 9

SECTION 15091 AND 15092 FINDINGS

Based on the foregoing findings and the information contained in the record, the Board has made one or more of the following findings with respect to each of the significant adverse effects of the Project:

- a. Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid many of the significant environmental effects identified in the SEIR.
- b. Some changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency, or can and should be adopted by such other agency.
- c. Specific economic, legal, social, technological or other considerations make infeasible the mitigation measures or alternatives identified in the SEIR.

Based on the foregoing findings and the information contained in the record, and as conditioned by the foregoing:

- a. All significant effects on the environment due to the Project have been eliminated or substantially lessened where feasible.
- b. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the overriding considerations set forth in the foregoing Statement of Overriding Considerations.

SECTION 10

SECTION 21082.1(c)(3) FINDINGS

In approving the Project, the County decision-makers have reviewed and considered the Draft SEIR and appendices, the Final SEIR and appendices, the February, April and August Errata (collective, "Errata") and all other pertinent evidence in the record of proceedings.

The Applicant's consultants prepared the screen check versions of the Draft SEIR, Final SEIR, Errata, response to comments (to the Draft SEIR and late submitted comments) and technical studies as permitted under Public Resources Code § 21082.1(a). All such materials and all other materials related to the SEIR were extensively reviewed and, where appropriate, modified by the Department of Regional Planning or other County representatives. As such, pursuant to Public Resources Code § 21082.1(c)(3), the Board finds that the Draft SEIR, Final SEIR, Errata, technical studies, and all other related materials reflect the independent judgment and analysis of the Lead Agency.

SECTION 11

NO RECIRCULATION

The Final SEIR and Errata document changes to the Draft SEIR. The Final SEIR and Errata provide additional analysis that was not included in the Draft SEIR. The Final SEIR and Errata merely clarify or amplify or makes insignificant modifications to the adequate SEIR.

The Responses to Comments contained in the Final SEIR fully considered and responded to comments made regarding the Draft SEIR. Furthermore, the Responses to Comments include substantial evidence that none of these comments provided substantial evidence that Project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft SEIR. County staff, the Planning Commission, and the Board have thoroughly reviewed the oral and written public comments received regarding the Project and the Final SEIR and Errata to determine whether any of the public comments provide substantial evidence that would require recirculation of the SEIR prior to its adoption. The Final SEIR, Errata, and supplemental responses provide adequate, good faith and reasoned response to the comments

The Board hereby finds, consistent with State CEQA Guidelines Section 15088.5, that no significant new information requiring recirculation of the SEIR has occurred. Specifically, the County has determined, based on the substantial evidence presented to it, that (1) no new significant environmental impact would result from the Project or from a new mitigation measure proposed to be implemented; (2) no substantial increase in the severity of an environmental impact would result from the Project; (3) no feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the Project; and (4) the Draft EIR is not so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. None of the information submitted after publication of the Draft SEIR, including testimony at the public hearings on the Project, constitutes significant new information or otherwise requires preparation of a supplemental or subsequent EIR.

The Board further finds that none of the public comments to the Draft SEIR or subsequent public comments or other evidence in the record, including any changes in the Project in response to input from the community or the Planning Commission, include or constitute substantial evidence that would require recirculation of the SEIR prior to its certification and that there is no substantial evidence elsewhere in the record of proceedings that would require substantial revision of the SEIR prior to its certification, and that the SEIR need not be recirculated prior to its certification.

SECTION 12

CUSTODIAN OF RECORDS

The custodian of the documents or other material which constitute the record of proceedings upon which the Board's decision is based is the Department of Regional Planning located at 320 West Temple Street, Los Angeles, California 90012.

SECTION 13

ADDITIONAL CEQA FINDINGS

1. Textual refinements were compiled and presented to the decision-makers for review and consideration. The County staff has made every effort to notify the decision-makers and the interested public/agencies of each textual change in the various documents associated with project review. These textual refinements arose for a variety of reasons. First, it is inevitable that draft documents would contain errors and would require clarifications and corrections. Second, textual clarifications were necessitated in order to describe refinements suggested as part of the public participation process.
2. The Board finds and declares that substantial evidence for every finding made herein is contained in the SEIR, which is incorporated herein by this reference, or is in the record of proceedings in the matter.
3. The SEIR is a project EIR for purposes of environmental analysis of the Project. A project EIR examines the environmental effects of a specific project. The SEIR serves as the primary environmental compliance document for entitlement decisions regarding the Project by the County and other regulatory jurisdictions.
4. Each of the Project Design Features and mitigation measures identified in the SEIR is hereby incorporated into the, and are enforceable as, Conditions of Approval.